

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 10 August 2011, at 7:00 PM
APPROVED MINUTES
Approved as Amended at the 12 October 2011 Meeting**

X	Heather Batzner
X	Joseph Bergin
X	Dan Dachelet
A	Barbara Fernandez
X	Michael Fortuna, Chairman
X	Peter Gillespie
X	Edward Vynalek
X	Tom Gidius, EDC Coordinator
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Fortuna called the meeting to order at 7:10 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Approved as submitted.

4. Approval of Minutes

Tabled.

5. Public Comment

None.

6. EDC Coordinator's Report

23 and 27 Killingworth Road - Mr. Gidius stated that Greg McKenna, property owner, plans on demolishing the two buildings and that new construction may need to postpone due to Higganum Physical Therapy still having a four year lease on the larger of the two buildings. A brief discussion followed in regard to buildings that could be utilized for possible short term relocation for Higganum Physical Therapy and the cost of the project being done in two phases.

Rossi Property, 300 Saybrook Road – Mr. Gidius stated that Paul DeStefano, first selectman, has spoken to Joe Mingoello, who wants 150 units, and has been advised that the proposal needs to be under 100 units. Mr. Fortuna asked the size of the parcel. Mr. Gidius stated that the property is just less than five (5) acres. Mr. Gillespie stated that the proposal is as dense as is

permitted in Wethersfield with all public utilities on a major highway. Discussion followed in regard to the lack of planning.

Incentive Zoning – Discussion followed in regard to incentive zoning (adding additional square footage to a property while providing some public commodity) and the potential of creating an additional zoning option within any district rather than changing the text of the Village Regulations.

Higganum Feed Store, Saybrook Road – Mr. Gidius stated that he was approached by a gentleman asking for help in soliciting funding to purchase the feed store and that the idea is to create a full functioning hardware store. Mr. Gidius stated that low interest loans are available through the Middlesex Revitalization Commission. A brief discussion followed in regard to the store's main function (currently the selling of feed) and whether or not there's room for expansion.

Zen Roasters, 27 Killingworth Road – Mr. Gidius stated that Tim Houlton, owner of Zen Roasters, is serious about a location next to the Subway in Tylerville and that he's also interested in selling cups of coffee. Mr. Gidius stated that Fern Tremblay, building official, and Scott Brookes, fire marshal, are reviewing the building.

105 Bridge Road (Eco-Tourism Center) - Update – Mr. Gidius stated that CRERPA/Midstate is interested in renting the building and they have been asked to provide an answer by the end of the week as there are other interested parties. Mr. Gidius stated that George Fellner, architect, has provided the town with an estimate (approximately \$12,000) in regard to plans, bid documents, etc. Mr. Gidius also stated that there is cursory interest in the facility for the nine towns bus service and that he has been asked by Mr. DeStefano to look into what the town's involvement should be.

Maules' Property, Saybrook Road – Mr. Gidius stated that the Maules' have had discussions with Chatham Health in regard to what potential use would work on the site. Mr. Gidius also stated that no use or tenant has been identified and the Maules' are willing to build to suit.

Department of Economic and Community Development (DECD) – Mr. Gidius stated that a gentleman from the Office of Film, Television, and Digital Media, Location Services Dept., came down scouting sites for potential clients and was shown the old Town Hall and the jail. Discussion followed in regard to potential locations (doesn't have to be a structure; information to be given to Mr. Gidius).

Tony Salomone, Saybrook Road – Mr. Gidius stated that this property will not be listed on the SiteFinder service.

19 Killingworth Road, New Coffee Shop former Coffee Connection – Mr. Gidius stated that there is no additional information at this time.

Teri's Package Store and Hi-Way Package Store – Mr. Vynalek asked for an update in regard to Teri's Package Store and Hi-Way Package Store. Mr. Fortuna stated that Teri's Package Store is moving into the former Higganum Drug Center building, and that both parties attended a P&Z meeting to discuss a potential text change to the regulations, but did not know the outcome.

7. Old Business

a. Discuss Implementing a Local Bidder Preference Ordinance to Assist Local Contractors/Businesses - Update

Mr. Fortuna stated that he has downloaded three ordinance models and will email to all Commissioners for their review and discussion at the September meeting. Discussion followed in regard to one town reviewing whether it makes sense to include people who live in town, but own their business out of town; and the process for approving the proposed ordinance.

Mr. Gidius stated that he had spoken to Mr. DeStefano in regard to this proposal as well as a local contractor. Discussion followed in regard to informalities (missing documents) and how bids are managed. Mr. Gidius stated that he would be willing to contact bidders, if appropriate, to track down documents. Mr. Fortuna stated that the town's ordinances allow to do what is in the best interest of the town (waive informalities). Mr. Gillespie stated that a town has the right to reject any and all bids.

b. Sewer Numbers – Mr. Dachelet asked about the sewer numbers. Mr. Gillespie stated that he should have the numbers (impact to each taxpayer) by the end of the week. Mr. Fortuna stated that he's compiled some O&M costs based on the study and should be able to give examples. Discussion followed in regard to getting another meeting date set up.

8. NEW BUSINESS

Holiday Decorations and Celebration Event – Mr. Dachelet stated that there had been discussion at the Higganum Vision Group (HVG) meetings in regard to decorating the light poles in the center during the holidays. Mr. Fortuna stated that there is power available at the top of each pole. Mr. Dachelet also stated that HVG and the Haddam Jr. Women's Club are trying to put together a holiday celebration event on Saturday, December 3, that would encourage the local businesses to decorate their store fronts and restaurants to offer specials, and caroling, Santa, craft projects for kids at the Youth Center, etc. Discussion followed in regard to funding with it being noted that EDC still has funds in their marketing line item and the potential of purchasing additional banner arms and banners. Mrs. Batzner suggested that the event not coincide with the fire dept.'s annual visit with Santa event.

9. Adjournment

MOTION: Peter Gillespie made a motion to adjourn. Dan Dachelet seconded. Motion carried unanimously.

The meeting adjourned 8:10 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting will be held on Wednesday, 14 September 2011, 7:00 p.m.