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5 **Economic Development Commission**
6 **Regular Meeting Minutes**
7 **April 3, 2017**
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10 **Present:** Joe Mirra, Chair
11 Tom Collette, Commissioner
12 Patricia Cymbala, Commissioner
13 Gary Fappiano, Commissioner
14 Rosemarie Preneta, Commissioner
15 Hank Baum, Alternate
16 Russ Mills, Alternate
17
18 **Absent:** Mark Gingras, Commissioner
19 Jim Wolfe, Vice-Chair
20 Ed Zavaski, Alternate
21
22 **Others Present:** Tim Ryan, Economic Development Specialist
23 Lynn Wolff, Secretary
24 Joe Gouveia
25 Jessica Wysocki
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28 Chair Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30
29 p.m. Mr. Baum and Mr. Mills agreed to serve as voting members in the absence of Commissioners
30 Gingras and Wolfe. Chair Mirra invited Joe Gouveia to speak before the Commission started the
31 business portion of its meeting.
32

33 Joe Gouveia spoke about his life and businesses in the Town and some of the issues he has had with
34 Town departments and commissions. He feels his businesses continue to grow and are good for the
35 Town; his vineyard has been voted "Best in CT" five times by *Hartford Magazine*. Mr. Gouveia
36

37 Commissioner Mills arrived at 6:40 p.m.
38

39 doesn't understand why the Town continues to fight him. Mr. Gouveia has already dealt with
40 unnecessary sprinkler systems, extra septic tanks, a visit by the Federal Labor Department (searching
41 for illegal workers, an unfounded accusation) and now the Planning & Zoning Commission (PZC)
42 requested a traffic study be done in order to approve a proposed addition. Doing such a study will delay
43 his building plans and will impact his ability to store this year's crop of grapes. Chair Mirra asked how
44 the EDC could help. Mr. Gouveia said he plans to go before the PZC on April 12 and submit a revised

45 plan for an addition (basement storage and an unenclosed deck). He does not want to do a traffic study.
46 Mr. Gouveia asked that the EDC attend the PZC meeting on April 12 and show their support for his
47 proposal. Joe Mirra said he will attend the meeting. Joe also asked that the next time Mr. Gouveia
48 plans to do a project to please let the EDC know before the project goes before a Commission; the EDC
49 will do its best to assist him. Mr. Gouveia thanked the EDC for their time and left the meeting.

50

51 Commissioner Cymbala left at 6:55 p.m. to represent the EDC at another meeting.

52

53 The EDC briefly discussed Mr. Gouveia's situation. *The Commissioners asked Tim Ryan to talk with*
54 *Kacie Costello, Town Planner, to get clarification as to why the PZC had a problem with Mr. Gouveia's*
55 *last submittal. Tim will contact Kacie and report back to the EDC.*

56

57 **1. Discussion and Possible Action on Regular Meeting Minutes dated March 6, 2017** – The
58 secretary said FFBJ in Lines 50 and 51 should read FCBJ; this change will be made. **Tom Collette**
59 **made a motion to approve the minutes as amended; Gary Fappiano seconded the motion.**
60 **Commissioners Mirra, Collette, Fappiano, Preneta and Mills voted to approve; Commissioner**
61 **Baum abstained. The motion carried.**

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63 **2. Review of Monthly Expenditure Report** – No comments on the February report.

64

65 **3. Committee Reports**

66

67 • **Marketing** –

- 68 ➤ **Update on projects and spring advertising campaign** – Tom Collette said ads are
69 being done in the *Fairfield County Business Journal, Hartford Business Journal* and
70 *Wallingford Magazine*. Also, the GIS program is now live via a link on the EDC website.
71 Staff is working with Town departments to look at updating the directional signage for
72 Barnes Park currently along Route 68.

73 Tim Ryan thanked Joe Mirra and Don Roe for all their input and help in getting the
74 GIS project going.

- 75 ➤ **Next meeting:** May 19 @10:45 a.m.

76

77 • **P&Z Liaison**

- 78 ➤ **Update on PZC and ZBA actions** – No update.
79 ➤ **Updates on: Plan of Cons. & Dev., Downtown, TOD** – Joe Mirra said that Patricia
80 Cymbala was attending a POCD meeting tonight and will have a report next month.
➤ **Next meeting** – None scheduled.

81

82 • **Retention/Incentives –**

- 83 - **Update on tax abatement programs** – Gary Fappiano said the Committee will be
84 meeting on Wednesday to discuss the tax incentive programs that lapsed on December
85 31, 2016.
- 86 - **Update on company visits** – Gary said the idea of cluster visits has been put on hold
87 but the Committee will schedule regular company visits. They will also discuss Jim
88 Wolfe's suggestion for issuing a certificate to those companies visited.

89

90 Tim Ryan added that tonight's scheduled Committee meeting was postponed until
91 Wednesday so that he could attend a meeting in New Haven with representatives from
92 Brazil.

93 ➤ **Next meeting** – April 5 at 4:00 p.m., Room 205

94

95 **4. Chairman's report** – The Quinnipiac Chamber of Commerce have scheduled ribbon cuttings and
96 the EDC chair has not been notified. Joe Mirra asked Tim Ryan to talk to the Quinnipiac Chamber
97 and the Midstate Chamber (Meriden) about giving the EDC at least a week's notice so that
98 arrangements to attend can be made. Also, Joe said he would like other Commissioners to let him
99 know if they are able to make some of these events as well. Tim said he already talked to Dee Prior-
100 Nesti, Quinnipiac Chamber of Commerce, and she agreed to give the EDC more notice. *Tim said he*
101 *will also talk to Midstate Chamber.*

102 Joe told the EDC that there are several meetings in May at the HUBCAP designed to increase
103 foot traffic in the downtown -- Sandwich Generation on May 4, senior networking/social on May 10
104 and a concussion seminar on May 18. Joe will send out an email to the EDC as soon as he gets
105 more information on each meeting.

106

107 **5. Staff reports/regional matters** – The March report, as attached to the agenda, was reviewed by
108 Tim Ryan. Some key items include:

- 109 - BMS has filed an appeal of the PZC vote (a vote the EDC requested) to eliminate
110 Religious, Educational and Philanthropic uses in industrial zones;
- 111 - Staff shared several examples of meetings with property owners to continue the initiative
112 of collaboratively working with businesses;
- 113 - Recognizing that the recent change in parking regulations may result in development
114 opportunities in our Town Center and the recent announcement about the addition of 50
115 parking spaces on Wallace Avenue, Tim met with the Town Planner, Town Engineer and
116 the five property owners around Wallace Avenue; all are willing to work together to

117 improve conditions in those parking areas. Also, Tim plans to talk to the Electric Division
118 in the hopes that something can be done about the electric poles that bisect the lots (Joe
119 Mirra wondered if there was a grant that could be used to defray some of the cost of
120 moving those lines.).

121
122 Gary Fappiano asked if Tim had seen a rendering of what the Route 15, Exit 65 ramp will look
123 like when completed. *Tim will ask the Engineering Department if they have a visual.* Joe Mirra
124 asked if they will be putting a light at Masonic Avenue; *Tim will ask Engineering about this as well.*

125 Hank Baum asked about progress in the IHZ. Tim said there has been some interest from
126 developers but the cost to assemble the land continues to make things difficult. The Town is trying
127 to be proactive. DOT, P&Z, EDC staff and WCI continue to work toward identifying development
128 opportunities in the TOD.

129
130 **6. Dates to Remember** – No comments were made on this item.

131
132 **7. Community Involvement** – No comments.

133
134 **There being no further business, Rosemarie Preneta made a motion to adjourn the meeting at**
135 **7:35 p.m.; Tom Collette seconded the motion. By unanimous vote, the motion carried.**

136
137 Sincerely,

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141 Lynn M. Wolff, Secretary