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4 **Economic Development Commission**
5 **Regular Meeting Minutes**
6 **April 6, 2015**
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9 **Members Present:** Joe Mirra, Chairman
10 Dick Nunn, Vice-Chair
11 Tom Collette
12 Gary Fappiano
13 Mark Gingras
14 Jim Wolfe

15
16 **Members Absent:** Rosemarie Preneta

17
18 **Others Present:** Don Roe, Ec. Dev. Coordinator
19 Tim Ryan, Ec. Dev. Specialist
20 Lynn Wolff, Secretary
21 Alvin Delgrego
22 George Grasser
23 Frank Maresca
24

25 Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at
26 6:30 p.m. Some members of the public were in attendance to discuss Agenda Item 3. Discussion re:
27 YLB; however more were expected. Joe said the EDC would discuss the YLB as soon as everyone
28 from the public arrives; members agreed.
29

30 **1. Discussion and Possible Action on Regular Meeting Minutes dated March 2, 2015 – Jim Wolfe**
31 **made a motion to approve the minutes as drafted; Gary Fappiano seconded the motion. The**
32 **motion was approved by unanimous vote.**
33

34 **2. Review of Monthly Expenditure Report** – Jim Wolfe asked about the budget hearing; Don Roe
35 said the EDC was originally scheduled first but staff has requested that the EDC budget be
36 discussed later so that Tim Ryan can take part in the discussion. Members were advised to arrive
37 by 6:30.
38

39 **3. Committee Reports**

40 **• Retention/Incentives –**

- 41 ➤ Company visits – Gary Fappiano reminded members that the visits are scheduled for
42 May 21 and May 28.
43 ➤ Next meeting – No meeting was scheduled.

- 44 • **P&Z Liaison –**
- 45 ➤ Discussion re: YLB Expansion – Mr. Delgado asked the EDC whether anything had
- 46 changed since the last meeting. Joe Mirra said that, as a result of last month's
- 47 discussion, the property past the school was taken out of the proposed zone. The public
- 48 hearing with the Planning & Zoning Commission (PZC) will be held on May 11 at 7 p.m. in
- 49 the Town Hall Auditorium. Notice of the public hearing will be mailed out to property
- 50 owners and abutters of the proposed zone before that meeting. Mr. Grasser said he and
- 51 Mr. Maresca own several parcels (35-37 Chapel Street). If this proposed change goes
- 52 through, they said their properties will be the only ones split in two zones; they would like
- 53 all their properties to be in the YLB. Don Roe said that another property owner, Mr.
- 54 McNally, also has property that would be split into two zones. After some discussion with
- 55 the property owners, Mark Gingras suggested that the EDC consider preparing a letter to
- 56 the PZC supporting Mr. Grasser's and Mr. Maresca's request to redraw the boundaries
- 57 so their property is entirely YLB. Don Roe said there might be some procedural and
- 58 fairness questions involved in the EDC changing the boundaries at this point in time. Joe
- 59 Mirra was concerned that the application might be in jeopardy if we try to alter it at this
- 60 point. Mark reiterated that he did not propose to change our current application but felt
- 61 that, if Mr. Grasser and Mr. Maresca attended the public hearing to request the boundary
- 62 change for their properties, the EDC could (if they so agreed) support this boundary
- 63 change. It is up to the PZC to make the final decision. **Mark Gingras made a motion**
- 64 **that the EDC go forward with the application as submitted to the Planning & Zoning**
- 65 **Commission and, if Mr. Grasser and Mr. Maresca request the boundary change as**
- 66 **discussed tonight at the public hearing, the EDC would support the change; Tom**
- 67 **Collette seconded the motion. By a vote of 5 yeas (J. Mirra, D. Nunn, T. Collette, G.**
- 68 **Fappiano and M. Gingras) and 1 abstention (J. Wolfe), the motion passed. In order**
- 69 *to review the issue, it was further suggested that Mr. McNally be invited to the May 4*
- 70 *EDC meeting to discuss the proposed YLB boundary changes.*

71

72 Mr. Grasso and Mr. Maresca left the meeting.

73

74 Don Roe said other property owners have expressed concern about the proposed zone,

75 including: zone/use creep; sufficient on-site parking; traffic increase; increased real

76 estate taxes (which Joe Mirra had already explained would generally only happen if the

77 use of the property changed); and the tone and character of the neighborhood. Joe

78 explained that the reason we picked that section of Town for the YLB is that the area

79 already abuts commercial properties, Route 68 from Route 150 west to the veterinary

80 hospital is scheduled to be widened; and the EDC thought it would be easier to eventually
81 sell properties if we allow limited business in the proposed zone. Alvin Delgado is
82 concerned how this change will affect the value of the homes in the proposed zone. Joe
83 Mirra said it comes back to the fact that nothing changes unless a resident wants to
84 change his use. If the proposed zone expansion is approved by PZC, then any business
85 that buys a property cannot be retail and must be owner occupied with limited parking
86 spaces. Mr. Delgado said he thinks Mr. McNally wants to put condos up on his parcel; he
87 has concerns about the condos. Joe told Mr. Delgado that he is welcome to attend next
88 month's meeting to voice his concerns after the EDC listens to Mr. McNally proposal.
89 *Don will speak with Mr. McNally about attending the May EDC meeting.*

90
91 Mr. Delgado left the meeting.
92

- 93 • **Marketing** – Tom Collette reported that the Committee met to discuss the budget
94 presentation; review a REX letter; discuss a possible billboard on the former Jr.
95 Achievement's property; discuss a project with CERC and talk about a new ad campaign.
96 He asked Tim Ryan to comment on CERC and the ad campaign. Tim explained that a
97 new ad had been designed and is scheduled to be run several times in the Hartford
98 Business Journal and Business New Haven during May and June. *Joe Mirra asked Tim*
99 *to email the EDC a copy of the new ad.* Regarding the CERC project, Tim said that the
100 Committee recognized that CERC is the leading economic development marketing
101 agency in CT and asked CERC to evaluate the marketing plan for 2015-16 and educate
102 us on the use of the most modern marketing techniques available. CERC suggested
103 holding a "SWAT analysis" with a panel of 10-12 people (a mixture of EDC
104 members/staff, business owners, Town officials, etc.). Two dates are being considered:
105 April 20 or May 7. The EDC discussed which people to invite to the panel discussion;
106 *Tim Ryan will start calling everyone on Tuesday.* Tim also briefed the Commission about
107 meetings with local business and the Superintendent of Schools to see how we can best
108 prepare our graduating seniors for manufacturing jobs. Trade shows are being planned
109 within the high schools to get students thinking about a career in manufacturing.
110 ➤ Preparation for FY 15-16 budget Town Council budget hearing – April 13
111 Don Roe said he had a note from last year's meeting that suggested the EDC have
112 each committee make a presentation along with the Chairman and Vice-Chairman.
113 Along with staff, Joe Mirra, Dick Nunn and Tom Collette plan to attend the budget
114 hearing. Tom Collette and Joe Mirra will speak on behalf of their committees and

115 staff will add Retention/Incentive comments into their presentation. *Staff will develop*
116 *and send the EDC some points that should be covered.*

117 • **P&Z Liaison –**

- 118 ➤ Discussion re: Plan of Conservation & Development, including Town Center and I-5 –
- 119 The EDC may have one member on the Steering Committee; Jim Wolfe agreed to
- 120 represent the Commission.
- 121 ➤ Update on Watershed Protection District regulations – Don Roe said the regulations are
- 122 being finalized by the Water Division and staff has met to discuss the current
- 123 configuration of the regulations. Once the proposed regulations become public, Don
- 124 suggested the EDC review the regulations and perhaps seek additional review by other
- 125 manufacturers.
- 126 ➤ Next meeting: To be scheduled.

128 4. **Chairman’s report** – Joe Mirra asked if the EDC felt he should meet with the Mayor about adding
129 one volunteer (non-voting member) to work with each committee; he hopes the volunteer will bring
130 new ideas to the EDC and eventually become a full member in the future. The EDC liked the idea
131 and said Joe should arrange a meeting with the Mayor to discuss it.

133 5. **Staff reports/regional matters** –Tim Ryan distributed and reviewed the March report (*copy*
134 *attached*) and briefly summarized its contents.

135 Don Roe told the EDC he will not be at the May 4 meeting.

137 6. **Dates to Remember** – On June 12 the Quinnipiac Chamber will hold its Centennial Celebration
138 Gala. The EDC has reserved one table and will pay for members (not spouses) to attend. Tom
139 Collette, Gary Fappiano, Dick Nunn and Tim Ryan will attend. No further comments.

141 7. **Community Involvement** – Tim Ryan told the EDC that a second job fair, with other 60 attendees,
142 was held recently at HoloKrome. CTWorks has been very helpful.

144 **There being no further business, Dick Nunn made a motion to adjourn the meeting at**
145 **8:00p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.**

147 Sincerely,

150 Lynn M. Wolff, Secretary

152 Attachment