

**Economic Development Commission
Regular Meeting Minutes
May 4, 2015**

Members Present: Joe Mirra, Chairman
Dick Nunn, Vice-Chair
Tom Collette
Gary Fappiano
Mark Gingras
Rosemarie Preneta
Jim Wolfe

Members Absent:

Others Present: Tim Ryan, Ec. Dev. Specialist
Lynn Wolff, Secretary
Kevin and Christine McNally

Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:30 p.m.

- 1. **Discussion and Possible Action on Regular Meeting Minutes dated April 6, 2015** – Jim Wolfe made a motion to approve the minutes as drafted with the correction to the word SWAT to SWOT in line 103; Dick Nunn seconded the motion. The motion was approved by unanimous vote.

In difference to the guests, the EDC agreed to discuss the YLB Expansion item next.

3. Committee Reports

- **P&Z Liaison** –
 - Discussion re: YLB Expansion – Mr. McNally introduced himself and his wife, Christine. They are pleased with this proposed expansion but are concerned that the proposed expansion boundary cuts across their properties.

Tom Collette arrived at 6:34.

Joe Mirra explained that the EDC application will be discussed at the Planning & Zoning Commission public hearing on May 11, 2015 at 7 p.m. The only boundary change to the

44 original application the EDC will request will be the elimination of a property north of the
45 school, due to the property's shared driveway. The EDC asked Mr. and Mrs. McNally to
46 show on a map where their properties were located. Joe noted that about 2/3 of the McNally
47 properties would be in a different zone if the proposed YLB expansion is approved by the
48 PZC. Mr. McNally and the EDC discussed what boundary changes might be proposed to the
49 PZC. **Tom Collette made a motion that the EDC support the proposed changes to**
50 **expand the boundary line of the YLB expansion so that the McNally properties would**
51 **not be split into two different zones as discussed tonight; Mark Gingras seconded the**
52 **motion. By a vote of 6 yeas (J. Mirra, D. Nunn, T. Collette, G. Fappiano, M. Gingras and**
53 **R. Preneta) and 1 abstention (J. Wolfe), the motion passed.** Mr. McNally said they are in
54 favor of the EDC's application and wondered if he requests a boundary change at the public
55 hearing, would that jeopardize the EDC's application; Joe Mirra said it was a possibility.
56 Christine McNally asked if they request the boundary change at a later date would they still
57 have the EDC's support. Joe said yes, the motion will be on record in the EDC minutes; also,
58 once the request is placed on the PZC agenda, he would attend the meeting. Joe said he
59 anticipates a large turnout at the upcoming public hearing; Mr. McNally said he plans to
60 attend in support of the EDC's application.

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62 Kevin and Christine McNally left the meeting.

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64 **2. Review of Monthly Expenditure Report** – No comments on this report.

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66 **3. Committee Reports**

67 • **Marketing** – Tom Collette asked Tim Ryan to report on the upcoming CERC SWOT meeting.
68 Tim said the meeting is scheduled for Thursday, May , Collins Meeting Room, Public Library.
69 A panel of 11 (a mixture of EDC members/staff, business owners, Town officials, etc.) will
70 work with CERC to evaluate the EDC's marketing program.

71 Tom Collette said the Committee rescheduled their next meeting for May 27 at 10:45,
72 rather than May 20 as shown on the agenda.

73 • **P&Z Liaison** –

74 ➤ Discussion re: Plan of Conservation & Development – Jim Wolfe said he attended the
75 first meeting (which was conducted like the charette the EDC held a few years ago) and
76 felt there was a lot of good input. One concern was mentioned: because the POCD
77 might not be submitted until after the year-end deadline, it might have some
78 repercussions. Mark Gingras asked what is expected of the Steering Committee; Jim
79 said the meetings are facilitated by Milone & McBroom who will use the comments by the

80 Committee to create a report for Planning & Zoning and the Town Council. Since he
81 represents the EDC on the Steering Committee, he will submit items on the EDC's behalf.

82 Joe Mirra thought the EDC might want to plan ahead before road/bridge work is
83 started and discuss buses, staggered working hours, etc. with companies in the Barnes
84 Business Park to reduce traffic tie-ups. Jim Wolfe thought this was tried in the past and
85 businesses were unwilling to cooperate. Gary Fappiano thought it should be tried again;
86 there are new businesses in the parks and responses might be different.

87 Tim Ryan said he also attended the POCD meeting. Many of those in attendance
88 pointed out that ideas proposed in the last POCD didn't go anywhere; this time around it
89 was suggested that the Steering Committee stay intact for one year after the POCD is
90 submitted to encourage the Town to implement the Plan.

91 • **Retention/Incentives** –

92 ➤ Company visits – Gary Fappiano reminded members that the upcoming visits. The
93 Commissioners decided who will represent the EDC at each meeting.

94 ➤ Next meeting – Gary said the Committee hopes to meet on June 11 at 3 p.m.

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96 4. **Chairman's report** – Joe Mirra reported that the budget hearing went well. He is disappointed that,
97 when asked by the Town Council if there was anything more it could do, he didn't think to bring up
98 the maintenance of the lower parking area up. The Town needs to do some easy maintenance;
99 once done, the downtown area will blossom. Tim Ryan said that parking will be brought up during
100 POCD discussions; one idea other towns have implemented is to eliminate the minimum parking
101 requirement in the downtown, a change which has really sparked development.

102 Dick Nunn asked if Joe Mirra had talked with the Mayor about adding one volunteer (non-voting
103 member) to work with each committee; Joe said he hasn't had an opportunity yet but hopes to
104 arrange a meeting soon.

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

108 Dick Nunn asked Tim to report on the panel discussion held during the Quinnipiac Chamber of
109 Commerce Business Showcase. Tim said he and Rich Lopresti, North Haven, each talked about the
110 economic advantages of each community. Dick said about 15-20 people attended the discussion,
111 which was a good number for that event.

112 Gary Fappiano said Tim did a great job at a recent meeting between his company, GET and an
113 international group.

114 Mark Gingras asked if Wallingford is in a transit zone. Tim said once the TOD study is done,
115 Wallingford will have a formal zone. Meriden has already completed their study and has a zone.

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6. Dates to Remember – Important dates were reviewed.

7. Community Involvement – No report.

There being no further business, Tom Collette made a motion to adjourn the meeting at 7:40p.m.; Mark Gingras seconded the motion. By unanimous vote, the motion carried.

Sincerely,

Lynn M. Wolff, Secretary

Attachment