

**Economic Development Commission
Regular Meeting Minutes
June 1, 2015**

Members Present:

**Joe Mirra, Chairman
Tom Collette
Gary Fappiano
Rosemarie Preneta
Jim Wolfe**

Members Absent:

**Dick Nunn, Vice-Chair
Mark Gingras**

Others Present:

**Don Roe, Ec. Dev. Coordinator
Tim Ryan, Ec. Dev. Specialist
Lynn Wolff, Secretary
Vincenzo DiNatale
Jerry Farrell, Jr.
Jon Walworth**

Chairman Joe Mirra called the regular meeting of the Economic Development Commission to order at 6:32 p.m. In deference to the guests present, Joe Mirra asked them to begin the meeting with their presentation.

Gary Fappiano arrived at 6:33.

Mr. Walworth discussed plans for 350 and 382 Center Street. 350 Center is a condo association for which Vincenzo DiNatale is the primary owner. Mr. DiNatale plans to go to ZBA to propose a property line modification and building area swap that would eventually allow for the creation of a restaurant/bar on the first floor of an expanded 350 Center Street property. The proposal would also create one way traffic off Center Street to rear parking and a larger area for traffic to exit onto Wallace Avenue (by removing three dilapidated residential apartments behind 382 Center Street), they feel would greatly improve safety for the pedestrians and businesses in this area. They would like the EDC's backing for this project when they go before the ZBA in July or August. Don Roe mentioned that the State has adopted a policy that will require restaurants to do organic recycling, resulting in the need for more dumpsters resulting in fewer parking spots behind the current restaurants. Tim Ryan asked what types of issues they anticipate when this proposal is presented to ZBA; Jerry Farrell said he believes the ZBA might not want to consider their proposal until after the POCD is complete and they also might question whether there is any hardship. Jim Wolfe asked what was planned for the second floor of 350 Center;

44 Vincenzo DiNatale said that the office space currently in the building works for now. Perhaps later the
45 space might be converted to residential. Jim Wolfe felt that adding the residential component to the
46 plans would alleviate some of the parking needs. Vincenzo said they will be requesting less of a parking
47 variance than was recently granted in the variance for The Library Wine and Grill. Jim asked for
48 clarification on this first step: the proposal would ask ZBA to add to the restaurant space by removing
49 the dilapidated space currently used for three residential properties? Mr. DiNatale said yes. There were
50 no further questions from the EDC. Joe Mirra thanked the guests for attending and the guests left at
51 7:20 p.m.

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53 1. **Discussion and Possible Action on Regular Meeting Minutes dated May 4, 2015** – Jim Wolfe
54 made a motion to approve the minutes as drafted; Tom Collette seconded the motion. The
55 motion was approved by unanimous vote.

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

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59 3. **Committee Reports**

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- **Marketing** –

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- CERC marketing initiative update - Tom Collette said the committee participated in a charette held at the Public Library in May and had hoped to have the report.

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Unfortunately, the meeting with CERC, originally set for today, was postponed until

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June 17. Tim Ryan felt they had a good group of people in attendance, resulting in a lot of conversation and responses.

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- Signage – The committee/staff are still working on the Barnes Industrial Park signage.

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The I-91N billboard is down, as a result of a wind storm. It is hoped that this can be

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repaired by redirecting some of the funds allocated for the proposed sign on the Merritt Parkway.

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- Next meeting – June 22 at 3 p.m.

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- **P&Z Liaison** –

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- Discussion re: YLB – Joe Mirra said the public hearing for the EDC application did not go as hoped. The EDC withdrew their application from the PZC agenda, The PZL needs to review the application.

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- Discussion re: Plan of Conservation & Development – Jim Wolfe attended the first focus group meeting and distributed a packet handed out at the meeting (*see attached*). One

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issue discussed was the coverage ratio. Don Roe said that Barnes Park has a covenant

80 that stipulates the coverage ratio. *Jim asked Don to give him a copy of this covenant;*
81 *Don will do so.*

82 ➤ Discussion re: complaints re: sign regulations – A copy of an article in the Record-
83 Journal regarding Kandu Beads was distributed. In addition to this complaint, staff said
84 the office has had several complaints about the Town's signage policy. Jim has talked to
85 PZC staff in the past and Tom Hogarty, Assistant Town Planner, felt that the public needs
86 to be educated about the current regulations. Don suggested that the PZL discuss
87 signage again with the Planning & Zoning Department; Joe and Jim plan to schedule
88 such a meeting.

89 Jim Wolfe asked whether the EDC should get involved with the Oakdale's noise
90 issues. Don gave some background about the noise ordinance and the Oakdale; the
91 members decided that it was not something the Commission should be involved in. Don
92 mentioned that the Ordinance Committee plans to meet on Thursday, June 4, 2015,
93 regarding the noise ordinance. Also, the PZC will be discussing the Oakdale at its next
94 meeting; Don suggested that any interested Commissioner attend either or both of those
95 meetings.

96 ➤ Update on Watershed Protection Regulation – Don Roe said that the discussion with PZC
97 about expansion of uses in the I-5 is on hold until the Watershed Protection Regulation is
98 in place. Finishing W/S due diligence regarding the regulation has been delayed. Don
99 suggested that Joe Mirra talk to George Adair about getting this work finished.

100 ➤ Next meeting – Joe and Jim will compare available dates and contact staff to schedule a
101 committee meeting.

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103 ● **Retention/Incentives –**

104 ➤ Company visits – Gary Fappiano said he was really impressed with the company he
105 visited; the meeting with CiDRA was amazing. Rosemarie Preneta, who attended the
106 Holo-Krome visit, also said she was really impressed with the company and its work.

107 Gary said several businessmen commented that currently we have several hotels that
108 are all clustered by I-91; they would like something downtown. If Wallingford had a
109 boutique hotel in the downtown area, something with about 20 rooms, the businessmen
110 felt that Wallingford companies could keep them booked

111 ➤ Discussion re: Tax Incentive for IHZ – Jim Wolfe passed around a proposal that he
112 would like the R/I committee to discuss.

113 ➤ Next meeting – June 11 at 3 p.m.

114 Joe Mirra asked to discuss the proposal made earlier by Mr. DiNatale. The EDC discussed what
115 had been presented. Joe summarized the comments saying that, although the EDC is interested in

116 the concept, a vote cannot be taken on this item because the item was not on the agenda. Also, it
117 was agreed that the EDC needs more background information from other Town departments. Don
118 reminded the EDC that a special meeting could be scheduled.

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120 4. **Chairman's report** – No report.

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122 5. **Staff reports/regional matters/staff schedules for June, July, August** – Tim Ryan distributed and
123 reviewed the May staff report (*copy attached*). One highlight: The school superintendent has
124 embraced the need for ongoing workforce development and a program is scheduled for July 14;
125 manufacturers will meet with BOE staff, Middlesex Community College and the University of Hartford
126 to discuss specific employment requirements. It is hoped that a curriculum focusing on
127 manufacturing careers can be developed. *Joe Mirra asked Tim to get this story into the paper; Tim*
128 *will try.*

129 Don Roe distributed the May Executive Director's report from REX for the EDC's review (*copy*
130 *attached*).

131 Don mentioned that members of the Town Council Technology Committee met recently with the
132 administration and presented a few initiatives: a paperless Town Council Office and adding the GIS
133 system to the Town's website. The Mayor would like the EDC's input about the idea of adding GIS
134 to the website; some thoughts are: should commercial/industrial information only be added, what
135 information on the property cards should be included, etc. Tim Ryan suggested staff talk to some
136 brokers to see what information the brokers really need and to learn how brokers use this tool.
137 Members agreed this would be valuable information to have before making any recommendation.

138 Joe Mirra suggested the EDC only hold a special meeting if we need to discuss at least two
139 topics; the members unanimously agreed.

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141 6. **Dates to Remember** – Joe Mirra asked the EDC to review the important dates highlighted on the
142 agenda.

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144 7. **Community Involvement** – No report.

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146 **There being no further business, Tom Collette made a motion to adjourn the meeting at**
147 **8:44p.m.; Jim Wolfe seconded the motion. By unanimous vote, the motion carried.**

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149 Sincerely,

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151 Lynn M. Wolff, Secretary

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153 Attachments

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