

Colchester Economic Development Commission  
Regular Meeting Minutes  
Tuesday, February 21, 2017  
Colchester Town Hall @7pm

RECEIVED  
COLCHESTER, VT  
2017 FEB 24 PM 12:05  
JOHN O'LEARY  
TOWN CLERK

**MEMBERS PRESENT:** Chairman Jim Ford, B Goldstein, J Dion, T Falconi, and Jean Walsh

**MEMBERS ABSENT:** Bruce Fox, Stacey Brown

**OTHERS PRESENT:** First Selectman A Shilosky, BOF A Bisbikos, H Wilson, and Clerk T Dean

**1. Call to Order**

J Ford called the meeting to order at 7:02 p.m.

**2. Public Comments – none**

**3. Changes or Additions to the Agenda - none**

**4. Approve Minutes of the January 17, 2017 Regular Meeting**

J Ford asked for a correction in agenda item #6.a.iii, replace 'make a pitch...' with 'visit DECD in Hartford to explore funding opportunities. Randy was asked to determine contact.

J Walsh moved to approve the Regular meeting minutes of January 17, 2017, seconded by T Falconi. Unanimously approved with two abstentions by B Goldstein and J Dion. MOTION CARRIED.

**5. New Business**

**a. New Business and Projects – First Selectman, Town Planner - none**

**b. Election of Officers for 2017**

J Ford notified the commission that due to personal reasons he must step down as chairperson for 2017.

\*B Goldstein moved to nominate J Walsh as chairperson starting February 21, 2017 until December 30, 2017, seconded by T Falconi. Unanimously approved. MOTION CARRIED

B Goldstein moved to nominate J Falconi as vice-chair starting February 21, 2017 until December 30, 2017, seconded by J Dion. Unanimously approved. MOTION CARRIED

\*Proceeding this decision, after the adjournment of the meeting, it was identified that J Walsh is currently an alternate member and therefore is not eligible to serve as Chairperson. Decision null and void.

**6. Old Business**

**a. Committee Reports**

**i. Website and Opportunities Map – Jean, Stacy, Trevor**

J Walsh stated that the meeting date is coming up. More information to come. Also stated that S Brown was scheduled for a conference call but haven't heard from him on this as of yet. J Ford stated that the web plan needed to be mapped out and presented to the Board of Selectmen. J Walsh stated she will have a mock tab of a website to demonstrate to the BOS.

**ii. CTIP Application – Farm Brewery - Bruce Goldstein**

B Goldstein stated the plan had items that do not qualify as real property. (memo attached) Discussion on criteria for added-value and real property ensued. Next steps will be that B Goldstein, business owners (Wilson's), and Assessor J Chaponis will meet to discuss. TABLED

**iii. Sign Development – Bruce Fox**

J Ford stated that B Fox met with the school and design of signs is in process now. Next step will be to coordinate with the Board of Selectmen to authorize moving forward. J Ford stated that the BOS needs to accept the donation, and the ZEO needs to approve that it is within sign regulations. Commission will get a presentation together for BOS.

**iv. Economic Development Community Event – Jean**

J Walsh stated that the P&R has a Food Fest on the Green event, that might be a place to showcase the EDC, and invite business to come. This will be the route if she doesn't have time to create EDC's own event this year.

**v. Municipal Development Plan – J Ford**

J Ford hasn't set up a meeting yet with EDCCD. Stated that Town Planner R Benson will be setting up the meeting.

**7. Adjourn**

J Ford moved to adjourn at 7:49 p.m., seconded by J Dion. Unanimously approved. MOTION CARRIED.

Attachments: Application for Property Tax Incentive

Respectfully submitted,

Tricia Dean, Clerk



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

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Colchester Economic Development Commission  
February 21, 2017

To: Colchester Board of Selectman  
127 Norwich Ave  
Colchester, CT 06415

RE: Application for Property Tax Incentive  
Hop Culture Farms and Brewing Company  
Property located at Cato Corner Road Colchester, CT

The Colchester Economic Development Commission has reviewed the Application for Property Tax Incentive from Hop Culture Farms and Brewing Company at Cato Corner Road Colchester, CT as presented at the commissions scheduled meeting of February 21, 2017 and has recommended the following Property Tax Incentive to be applied to this application/development as follows:

***Starting the for the first complete year after the applicant receives the Certificate of Occupancy and for the next consecutive two years (total of three full years) it is recommended the property receive a 50% (Fifty Percent) property tax abatement of the realized assessed increase in property value as determined by the Town Assessor after the applicant completes all improvements approved by the Town of Colchester and is operating as a business as described in the Application for Property Tax Incentive. This abatement would be permitted under Connecticut Statute, Chapter 203, Section, 12-65b(3).***

***The Colchester Economic Development Commission has determined an incentive is appropriate and is recommending the tax incentive as described be presented to the Board of Selectman for approval.***

## Overview

The Colchester property tax incentive program was developed to encourage businesses and commercial interests to develop by offering partial relief from local property tax burdens.

The applicant has presented developing the building and land located at Cato Corner Road as a hops farm and brewery as described in the attached application. The proposed location is an existing agricultural property with close proximity for the Cato Corner Cheese Farm and Priam

Vineyards. The Farm Brewery operation and the hops farm are a well suited used at this location that is located among other agricultural operations.

Criteria

The commission considered the following criteria critical to recommend the property tax incentive:

1. The applicant has demonstrated the need for the incentive
2. The applicant has demonstrated the potential for new job creation
3. The applicant has demonstrated the need and service to the local community
4. The applicant has demonstrated the appropriateness of the business enterprise to its proposed location.
5. The applicant has demonstrated the compatibility of the project with the environment and town resources.
6. The applicant will after year 3 of the tax incentive provide a net tax gain to the Town tax base.
7. The applicant will be improving and renovating an abandoned farm property by renovating the existing barn, construction of a new building for the processing of hops and future expansion for a farm brewery operations which will promote agriculture and tourism to Colchester.

The Colchester Economic Commission has reviewed all information provide with the application and wishes the applicant, Hop Culture Farms and Brewing Company good fortune in this endeavor.

Respectfully submitted

Jim Ford, Chair EDC