

**Town of East Windsor
Economic Development Commission**

**11 Rye Street, P.O. Box 389
Broad Brook, CT 06016**

Website: <http://www.eastwindsorct.com>

***Regular Meeting Minutes
Monday, April 17, 2017***

I. ESTABLISHMENT OF QUORUM

Members Present: Bill Kehoe, Gil Hayes and Nicholas Laskos. Eric Moffett arrived later in the meeting.

Also Present: Laurie Whitten, Town Planner
Jim Richards, Exec. Director, East Windsor Chamber of Commerce and Board of Finance Member

In the absence of Chairman Eric Moffett, Bill Kehoe served as Acting Chairman. Mr. Kehoe called the meeting to order at 6:14 p.m.

Mr. Lasko introduced himself to the EDC members. Acting Chairman Kehoe welcomed him to the Commission.

II. PUBLIC PARTICIPATION:

None.

III. APPROVAL OF MINUTES:

MOTION: To approve the minutes of March 20, 2017.

Hayes / Kehoe

In favor: Hayes; Kehoe

Abstain: Laskos

IV. GENERAL DISCUSSION:

Warehouse Point

Ms. Whitten reported that her request for \$18,000 for a planning consultant to do work on Warehouse Point was taken away. She said we still have \$20,000 for the EDC consultant. Mr. Hayes said the DOT is going forward with their plans for the transit oriented development (TOD). Ms. Whitten said the DOT is going to do some studies and a market analysis. She said she needs someone to come in to work on

Streetscapes and new wording for the zoning regulations. Mr. Richards talked about cuts being made in the budget.

Ms. Whitten said the mass transit is happening. The trains will be coming to Windsor Locks. They are redoing the Montgomery building. She said there are going to be a lot of developers looking at Warehouse Point.

A brief discussion took place regarding the proposed roundabout in Warehouse Point. Ms. Whitten said it is still on the table for the State. She showed the EDC members a rendering of the proposed roundabout. She said they have to keep the traffic crossing the railroad limited. This is a solution to the transit oriented issue.

At this point in the meeting Eric Moffett arrived. He welcomed Mr. Laskos to the EDC and gave him an explanation of the accomplishments of the EDC. Mr. Kehoe continued to serve as Acting Chairman.

Full-time Economic Development Coordinator

Mr. Moffett said our goal is to get a full-time economic development coordinator. We are the only town in this area that doesn't have one. Mr. Hayes pointed out that at a previous meeting they discussed coming up with a job description. He said we should work on it and present it to go on the record. Mr. Moffett said if the State accepts the casino we should be ready for that. At that time we should educate the Board of Selectmen. Mr. Moffett asked Ms. Whitten to get information from surrounding towns that have economic development coordinators

Incentives

Mr. Richards said the Board of Selectmen makes the final decision on incentives. Mr. Moffett asked if Calamar would be eligible for incentives. Ms. Whitten replied that they would be eligible. Mr. Kehoe questioned if any businesses have utilized the incentives and asked if there is a way to get the incentive ordinance more accessible on the website. Mr. Moffett suggested taking some money from the EDC budget to help add incentives to the web site. Mr. Laskos said he has a friend that is a computer scientist that would be interested in doing this. Mr. Kehoe said it is all about improving accessibility to information. Ms. Whitten suggested having something on the website that says "looking to start a new business."

MOTION: That we authorize funding for up to \$2,500 to develop a website for new businesses in town.

Hayes / Moffett / Unanimous

MMCT – Commercial Recreation:

Ms. Whitten explained that it is now all depending on the legislature. She referred to a map showing the Highway Interchange Floating Zone (HIFZ). She said it allows for more varied and flexible development. Currently you have to apply to have it land on your property. He said she is proposing to add or omit certain parcels and keeping it from the residential areas. It takes one step away from having to get PZC approvals. That is what she proposed to the PZC to move forward to rezone the properties next to the highway and call it HIZ (Highway Interchange Zone) which would be an overlay zone.

Economic Development Issues

Mr. Richards said they have been working on a Main Street Initiative for Broad Brook. He said the biggest hassle in Broad Brook becoming a village is parking. Ms. Whitten said if we are going to redevelop and revitalize Main Street in Broad Brook we will have to change the regulations. She noted that the Broad Brook mill is coming back again. They are working on a new remediation plan. She said the standards have changed. You now only need 18 inches of fill.

Ms. Whitten referred to a plan that she presented to the Board of Selectmen showing a proposal for the area near the mill. It shows parking in an area behind King's Way at the plaza and an amphitheater. They could create parking for about 50 to 60 cars. Mr. Richards expressed concern about long-term exposure to things that are in the ground. Ms. Whitten said it will be capped.

Mr. Richards said he is disappointed that no one is showing up at events. He noted that at the annual meeting of the East Windsor Chamber Windsor Federal Savings was chosen as the business of the year. He also mentioned that Community Day is next September.

V. ADJOURNMENT

MOTION: To adjourn Hayes / Moffett / Unanimous

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary