

**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, July 17, 2017***

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**I. ESTABLISHMENT OF QUORUM**

*Members Present:* Eric Moffett, Gil Hayes, Bill Kehoe and Nicholas Laskos.

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

Chairman Eric Moffett called the meeting to order at 6:05 p.m.

**II. PUBLIC PARTICIPATION:**

None.

**III. APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of June 19, 2017.

Hayes / Laskos

In favor: Hayes; Laskos; Moffett

Abstain: Kehoe

**IV. GENERAL DISCUSSION:**

**Job Description - Full-time Economic Development Coordinator**

Ms. Whitten noted that Patrick McMahan is leaving Suffield. He will be the CEO of Connecticut Main Street Center. She said Suffield is talking about whether they will be hiring a new person. Ms. Whitten said we still need to get descriptions from other towns. It was suggested getting job descriptions from Suffield and Enfield.

### **Separate EDC Website**

Ms. Whitten said it was suggested by First Selectman Bob Maynard that they use the same site that is already doing the web for East Windsor. She explained that Virtual Town Hall has been our provider for about 20 years. They are changing their format. The EDC would have a separate web site prepared by Virtual Town Hall. Mr. Laskos said he put out three bids and Virtual Town Hall had the lowest price. Mr. Kehoe said a mobile component on the site is important. Ms. Whitten referred to a rough draft of the proposed website which was reviewed by the EDC members. Mr. Moffett said he wants businesses to be on the new website at the top. Ms. Whitten said there needs to be a lot of input from everyone.

### **MMCT – Commercial Recreation:**

Ms. Whitten indicated that last week she had a conference call with the two attorneys for the two tribes. They are getting ready to close on the property. They anticipate coming in in a few weeks to have a pre-development discussion. Mr. Hayes noted that the signing is this Thursday.

### **Warehouse Point Rezoning**

Ms. Whitten said there will be a Warehouse Point workshop next Thursday, July 27<sup>th</sup> from 6:00 to 8:00 p.m. We will have direct mailers to the residents of Warehouse Point. Ms. Whitten said they will be talking about things like complete streets and traffic flow, where the sidewalks will go. They will focus on the 15-acre Lata property that was the former Lowe's site. They want to keep it a village type of environment. She asked the EDC members to come to the workshop.

Ms. Whitten noted that the Planning & Zoning Commission is continuing to work on expanding the HIFZ (Highway Interchange Floating Zone). One issue to consider is the height requirements of the buildings. It needs to be relative to the highway. They are trying to figure out how to maximize the height. They need to consider the different perspectives for the properties. The elevations vary quite a bit.

A discussion followed regarding height requirements. Mr. Kehoe suggested leaving it vague. Mr. Moffett agreed. Mr. Richards said he would like to see it go to 7 stories. Ms. Whitten said you would need to provide parking for all of the units in the buildings and there's not much room for parking on any of the sites. She said none of the towns in the area have buildings that have several stories.

**Economic Development Issues**

Ms. Whitten indicated that Calamar will be coming to the Board of Selectmen to talk about incentives.

She informed the EDC members that there is a CEDAS workshop “CT Best Practices Summit on Economic Development and Planning” coming up. She will email the EDC members with the details.

Mr. Laskos talked about Air B & B’s. Ms. Whitten questioned how we go about regulating them. She said we need to be prepared for it.

Ms. Whitten noted that there are two vacancies for alternates on the EDC. Mr. Moffett suggested putting that on the website along with the statement “Development is happening in East Windsor. Now is the time to join.”

**V. ADJOURNMENT**

**MOTION:** To adjourn Laskos; Hayes / Unanimous

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary