

The Newtown Economic Development Commission held a special meeting on Tuesday January 28, 2014, in the Council Chambers at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE ECONOMIC DEVELOPMENT COMMISSION**

**Present:** Chairwoman Jean Leonard; Joseph Humeston ; James Gulalo and Al Roznicki.

**Absent:** Vice Chairman Elana Bertram; Don Sharpe, Paul Fadus and Martin Gersten.

**Also Present:** Elizabeth Stocker, Director Economic and Community Development; Betsy Paynter, Economic Development Coordinator; Alan Weiner, Developer, Villages at Lexington Garden, 30 Church Hill Road, Newtown (business address 458 Danbury Road, New Milford, CT 06776); Sean Bradley and Doug Rose, Coldwell Banker Commercial, 2 Stony Hill Road, Bethel, CT 06801.

**Jean Leonard** called the meeting to order at 10:12 AM.

**Public Participation:**

**Alan Weiner**– spoke regarding three buildings that will be built on the site of the old Lexington Gardens location. He is requesting tax incentives for the project. A fourth building will be occupied by a bank – they are not requesting any tax incentives. Renovations will also be done to the current Chase Bank building to have the style match the new buildings. Internal sidewalks and a driveway will tie in with Caraluzzi's to allow people to move between area businesses without going back out to Church Hill Road.

**Jean Leonard** noted that the original Business Incentive application in December 2013 was for three years (total \$378,312). The new application is for seven years (total \$882,728).

**Mr. Weiner** discussed the traffic light which will be installed at the entrance to the plaza. The light will be timed to coincide with the light at Queen Street and Church Hill Road to help with traffic flow. Final approval for the location of the traffic controls is a couple weeks away. There will be some widening of the road and a turn lane will be incorporated. In addition, drainage work will be done behind the back building to alleviate current issues. The Borough requires granite curbing which will be installed for the project. **Mr. Weiner** noted that the increased tax incentive will help offset the costs of these items.

**Elizabeth Stocker** stated that the BOS sent the application back to the EDC in December for further discussion with the applicant. If approved, it would return to the BOS for their 1/29 meeting.

**Joe Humeston** said that he thought this was a great project and would be a nice addition to the Borough. **Mr. Humeston** then motioned to recommend to the BOS a 45% tax incentive for seven years for the Villages at Lexington Garden project. **James Gulalo** seconded the motion and it passed unanimously.

**James Gulalo** motioned to approve the minutes from the December 10, 2013 meeting. **Al Roznicki** seconded the motion and it passed unanimously.

**Joe Humeston** motioned to adjourn the meeting. The motion was seconded by **James Gulalo** and passed unanimously. The meeting ended at 10:25 AM.

Respectfully submitted by Christal Preszler