

Meeting Minutes  
Economic Development Commission  
November 17, 2011  
7:00pm Mystic Middle School

This meeting was a Special Meeting located at larger venue to accommodate public attendance at a presentation and Q&A by BROM Builders, developer of Mystic Preserve Senior Living.

**Attendees:** Blunt White, Paul Burgess, Amy Arruda, Ed Hart, Nat Arata, Wendy Bury, Robynne Madison, Ed Planeta, Dan Barber.

**Call to Order:** 7:05 pm

**Approval of Prior Minutes:** As amended dated October 20, 2011

Motion: Chairman White

Accepted: Wendy Bury

Seconded: Ed Planeta

**Old Business:** no noted updates/changes regarding the EDC website

**New Business:**

Public Information Session and Q&A presented by BROM Builders - Mystic Preserve Senior Living

A sizeable crowd came out to hear the presentation delivered by Joe Mastronunzio, President of BROM Builders, a local development company located in Norwich, CT.

BROM presented a plan for development of 18 acres located on the northeast corner of the Coogan Farm property. The parcel abuts up to the back of the Medical Office Buildings located off of Clara Drive in Mystic going up to McQuade's Marketplace. The proposal also includes a land subdivision of the Coogan Farm property of 63 acres setting aside 15% for open space use as required by our zoning regulations, a minimum preservation of 9 1/2 acres is required but 11 acres is being offered by the Coogan Trust.

The proposed building, occupying only about 6 of the 18 acres, will be a tiered level structure range from single to three story buildings all contiguous. Each building will take on a different look and feel designating each space but keeping with the New England motif.

The facility would be built in 2 phases, each with a subsequent sub phase which, depending on market conditions and demand, could be completed along with the primary phase underway.

Phase 1 would consist of 95 units and common space dedicated to assisted living and memory care. The sub-phase of Phase 1 would be to develop another 35 units for a total of 120 units. Phase 2 is an additional 120 independent living units. The sub-phase of Phase 2 would be to include a pool and library.

The facility is considered a compliment to neighboring Stone Ridge which is a higher end facility for independent living with a small portion being assisted living. Mystic Preserve would provide both types of care at a lower cost of entry as well as providing additional Memory Care.

Mystic Preserve will not require an initial up front investment as does Stone Ridge, and will offer monthly rents so that individual can stay as long as they like.

Preliminary testing revealed that little blasting would be necessary and precautions would be in place to control dust associated with construction in the drier, summer months. The first phase of the project could commence as early as April, 2012 and run for 12 -14 months. Several approvals and filing still need to take place to solidify the project.

The facility itself will be managed by Morningside House, a privately owned and women run corporation located in Virginia that manages 9 facilities of this type.

BROM indicated that local contractors would be utilized to complete some of the project. Upon completion, phase 1 would bring an estimated 40-50 permanent jobs to the area with an additional 40-50 jobs with the completion of phase 2.

The Architectural Review Board reviewed the plan proposal on the prior evening, Wednesday, November 16<sup>th</sup> and endorsed the project as it fell within the guidelines looking to be upheld by the ARB.

After listening to the complete presentation as well as the Q&A session, the EDC discussed the proposal and unanimously supported the plan. Chairman White recused himself from the vote.

Meeting was adjourned at 8:15pm

Approved 1/12/2012

Blair  
Blair  
Chairman EDC