

## MINUTES

**ECONOMIC DEVELOPMENT COMMISSION  
MADDEN ROOM  
SOUTH WINDSOR TOWN HALL**

**REGULAR MEETING  
Wednesday, September 27, 2017  
TIME: 7:30 P.M.**

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**PRESENT:** Chairperson Paul Burnham, Alternate John Mitchell (sat for Edwina Futtner), Alternate David Marsh (sat for Linda Jeski), Louise Neary, Joseph Kennedy, Alternate David Starr (sat for Wayne Kilburn), James Murray, William Jodice, Susan Burnham, Dwight Johnson and Alternate Shaliesh Verma (arr. 7:36pm)

**ABSENT:** Edwina Futtner, Linda Jeski and Wayne Kilburn

**ALSO PRESENT:** Town Council liaison Cindi Beaulieu

1. **Call Meeting to Order:** Chairperson P. Burnham called the meeting to order at 7:30pm.
2. **Roll Call:** The above-mentioned members were introduced.
3. **Presentation:**
  - a. Phil Tartsinis-150 Sullivan Avenue:  
Mr. Tartsinis described the parcel located on the corner of Rye Street and Sullivan Avenue and adjacent to the animal shelter. Three buildings will be constructed on the site for a total of 33,000 sq. ft. He will be submitting a formal application for the project at the beginning of October. The site is currently zoned general commercial. The cluster of buildings will act as a service center which will include a pharmacy, an urgent care facility, and office space. The main entrance to the parcel will be on Rye Street, and limited to right in/right out. An exit on Sullivan Ave will be right out only. Similar to the buildings at Sullivan Place, HVAC units and other equipment will be housed on the roof and surrounded by screening. At ground level, a fence and arborvitaes will be positioned along the side adjacent to the animal shelter for additional demarcation. The construction of the buildings will be done in phases unless they are slated for occupation in close time frames. The project will generate tax dollars, employment opportunities, and once the approvals are obtained, the site will be shovel ready for construction to begin. The project hinges on finding occupants for all three buildings. An excess of 147 parking spaces will be made available but there will not need to be a State DOT application. One building will include a drive-thru for a pharmacy, bank or other permitted use. Mr. Tartsinis will be looking for abatement in the future, but was asked by Chairperson P. Burnham to make a presentation to the commission, so that they will be prepared to consider such an application.
  - b. Peter DeMallie-
    - i. Carla's Pasta: Mr. DeMallie spoke on behalf of Suri Realty concerning an expansion project for Carla's Pasta. The existing building is 50,000 sq. ft. and was built in 2000. They've expanded and their building is now over 80,000 sq. ft. They plan to expand their building to a total of 180,000 sq. ft. which is almost 5x the size of the original building. Phase I is to expand down the west side and then to east for a project of \$20 million dollars which includes millions of dollars in personal property taxes to be paid to South Windsor and \$12 million for equipment. The next two phases include \$34 million in property taxes and \$26 million in real property. The project is \$100 million dollar in total and will increase the number of employees. The value of Phases I, II and III is \$50 million in construction costs and will position the business in the top 5 tax generators for South Windsor. An application will come before ZBA on October 5 to increase the height of the building which will house the freezer. A freezer of this size is needed to house 5 days-worth of production allow for the automated storage and retrieval system. It is necessary to go vertical with this section of the project to a height of 50'. A building height of 50' is currently allowed if the building is more than 350' from a residential lot.

To effectively make use of the current building and the space gained through the expansion, the production lines will be switching from E-W orientation to S-W. The section of the building housing the freezer will be very well insulated, so noise cannot be heard externally. Hardships that will be presented to ZBA include the existence of wetlands, topography (odd shaped parcel, change in elevation throughout lot), and the change in production line orientation. Mr. DeMallie will be asking for 14' variance to allow for grading issues. The employee parking will be adjacent to the residential area, creating a larger distance from the building and the loading docks and truck entrances will be accessible from Nutmeg Road and the current entrance. Mr. DeMallie suggested that the commission could endorse the project as a body, or as individuals.

A **motion** was made by Commissioner Kennedy and **seconded** by Commissioner Neary to write a letter of endorsement to ZBA and was *unanimously approved. Motion passed.*

- ii. Planning and Zoning Text Change for Height Requirements: Mr. DeMallie informed the commission that on behalf of Carla's Pasta, and other developers that may be interested in constructing buildings for modern industrial uses, he's applied for variance of 150' from residential zone property line. In this industry, developers and end users are looking for higher buildings, and since there are fewer parcels available in town, he is asking for a 54' height change for all zones. The town manager is aware of changes in industrial building requirements. A hearing is scheduled on Tuesday, October 10. Chairperson P Burnham asked for the commissioner's thoughts. Commissioner Mitchell asked if any changes will affect the ability of the fire department to fight fires. Mr. DeMallie stated that in the I-291 corridor, buildings can be as high as 60' in height without any setbacks. The new hotel will be four stories and about 60' in height with no setbacks and in the Gateway Development Zone buildings can be 90' in height with a 250' setback. Commissioner Marsh asked if an impact assessment on the neighboring residential zones has been performed. Mr. DeMallie stated that additional measures could be taken to mitigate any impacts and that his office is currently assessing other areas in town where this change in the regulations could affect neighboring zones. The results of the assessment will be presented to town staff and P&Z.

A **motion** was made by Commissioner Kennedy and **seconded** by Commissioner S. Burnham to write letter of endorsement to P&Z. Commissioners discussed the merits and impacts of such a change. *The motion passed by majority. Commissioner Marsh abstained.*

Mr. DeMallie encouraged commission members to speak individually in support of the applications at the meetings. Chairperson P. Burnham could speak on behalf of the commission.

Commissioner Marsh asked if Mr. DeMallie has other information on what the town can do to make it more attractive to businesses. Mr. DeMallie identified a few areas, such as: industrial heights and setback requirements, lowering the high standards for parking requirements in some situations, and allowing for mixed uses in certain areas.

Commissioner Mitchell expressed his belief that living a quality life have multiple components and is important to look at them individually and to maintain the standard of living currently found in South Windsor.

Commissioner Verma asked what other towns are South Windsor competing with and Mr. DeMallie replied that Windsor and Bloomfield are both competitors.

**4. Public Participation:** None.

**5. Approval of Minutes:**

a. Minutes from Regular Meeting on 6/28/2017:

A **motion** was made by Commissioner Neary and **seconded** by Commissioner Jodice to approve the meeting minutes of June 28, 2017 with the following corrections:

On p. 1, ABSENT: Remove Commissioner Jodice from the list

On p. 2, Item 5.b.: Commissioner Neary will send pictures to Commissioner Marsh not Ms. Lipe

On p. 2: Item 5.c: Change “slap” to “slab”

*Motion was approved by majority. Commissioners Mitchell and Starr abstained.*

**6. Old Business:**

a. Update regarding mayor.tv website: Chairperson P. Burnham was included along with the Town Manager in the welcome call from the company. Next week there will be a production meeting to work on schedule and script and work on the story board will be next. Four videos will be created, covering topics such as the community, areas of importance, economic development, education, quality of life, outdoor recreation. Chairperson P. Burnham will provide more updates as the project progresses. It would be ideal for the video to be ready in November but it may be ready closer to December. Chairperson P. Burnham asked for ideas to promote areas of the town such as businesses and asked commissioners to send ideas via email before Wednesday, October 4. Letters are being sent out to businesses and include the Town Manager’s and Chairperson P. Burnham’s signatures and contact information.

b. Reviewing Commercial/Industrial Developers Guide and About the Town Draft: Chairperson P. Burnham informed the commission that this item will be discussed in October. The draft document will be sent via email to commissioners and any suggested changes should be sent to Commissioner Marsh.

c. CERC Site Finder: The funds to pay for CERC Site Finder has been approved, but the check has not yet been issued.

**7. Committee Report:** Chairperson P. Burnham will ask Kathy Brady, Chamber of Commerce Executive Director, to speak at the October meeting.

Commissioner Marsh asked for an update about the possibility of a UCONN intern and Chairperson P. Burnham informed the commission that the town did not make the application deadline. It is something that could be explored in the future.

**8. New Business:** Chairperson P. Burnham notified the commission that he received an email from the South Windsor Alliance for Progress. Commissioner Jeski’s name was in the email and he was hoping for an update from her. Commissioner Neary explained that the event will include a panel of speakers from several groups to discuss waste in food processing, and ways to reuse it to generate electricity while reducing CO2 emissions.

**9. Communications and Remarks**

a. Report from Paul Burnham, Chairperson: Chairperson P. Burnham shared a certificate he discovered while doing a business visit. It welcomed a business to town and was given in conjunction with the Chamber. He shared that it would be good to reprise the practice.

Chairperson P. Burnham attended the ribbon cutting for Tempo at Evergreen, earlier this evening and shared that the town manager lives there.

**10. General Discussion**

- a. Next Meeting is scheduled for October 25, 2017 at 7:30p.m. in the Madden Room.

**11. Adjournment:**

A **motion** was made by Commissioner Jodice and **seconded** by Commissioner Kennedy to adjourn at 9:59pm and was *unanimously approved. Motion passed.*

Respectfully submitted,  
Catherine Potter  
Clerk

Approved: October 25, 2017