

MINUTES

**ECONOMIC DEVELOPMENT COMMISSION
VIRTUAL ON-LINE MEETING
SOUTH WINDSOR TOWN HALL**

**REGULAR MEETING
WEDNESDAY, March 24, 2021
TIME: 7:00 P.M.**

PRESENT: Chairperson Paul Burnham, Vice Chairperson David Marsh, Linda Jeski, Louise Neary, Scott Kelley, Sue Burnham, Alternate Victor Dorbantu(sat for Joseph Kennedy), Bill Jodice, Alternate Mindy Lewis (sat for James Murray)

ABSENT: Edwina Futtner, Joseph Kennedy, James Murray, Alternates Wayne Kilburn and Robert Burns

ALSO PRESENT: ED Consultant Matt Galligan, Asst Town Manager Scott Roberts, Deputy Mayor and Town Council Liaison Liz Pendleton

1. Call Meeting to Order: Chairperson Paul Burnham called the meeting to order at 7:10pm.

2. Roll Call: The above-mentioned members were introduced.

3. Special Presentations

- (a) Electric Vehicle Charging Supply Equipment Zoning Text Amendment: Representative from Energy Commission: Stephen Lewis, representing the Energy Committee, introduced himself and shared his involvement in Sierra Club and his personal ownership of 3 EVs. Mr. Lewis informed commissioners that CT State statutes have goals to reduce greenhouse gas emissions, of which 38% are created by transportation and that the Governor's Council on Climate Change (GC3) is working to expand the network of charging stations. In general, there is an increase in EV consumer adoption and industry production. There are 3 levels of EV charging depending on voltage available that impacts the rate of charge-or the length of time a car must be plugged in. Tesla's charging stations are proprietary, but other car makers have adopted universal chargers. To support use of EVs, charging stations will need to be available at workplaces and in public spaces and include fast charging stations (high voltage). Lack of charging stations causes 'range anxiety' for EV owners who are concerned about where they'll be able to charge their vehicles and how far it is to the next charging station. Zoning regulations could be used to require EV supply equipment to be included in new construction and upgrades as well as permitting their use as an accessory everywhere. By implementing a phased approach, the infrastructure would be installed over time. Charging stations would be available in designated areas for both regular and accessible spaces, with signage to indicate their location and purpose. Use of charging stations could be paid for via credit card, fob, or electric bill for ease of managing use. CT plans to offer incentives to install charging stations. The town council could take actions to ensure adoption and installation of EV charging stations and offer credits. Commissioner Kelley asked if the parking space requirements are for all businesses and Mr. Lewis replied that it is intended for new projects and upgrades and that the EV spaces are part of the total number of spaces required and that the position of the spaces would be so that they take up no more space than the size of a normal parking space. Mr. Galligan suggests that a relief program be included in the implementation plan and an incentive program for businesses. Mr. Lewis replied that the installation would be over time and the intention is that, in time, customer demand would warrant having the EV spaces. Eversource is working to control the demand of energy so that the grid is not stressed by adding EV charging stations.

- (b) Zone Change Request - REESG Newco South Windsor, LLC – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone and Request for Letter of Support: Gregg Nanni: Peter DeMallie, Design Professionals, introduced himself. Mr. DeMallie explained that REESG Newco South Windsor, LLC would like to redevelop the entire plaza commonly known as Geissler's Plaza. The zone change would allow for residential apartments alongside commercial development. The P&Z public hearing is on April 13, and he is looking for a letter of support for the zone change and general plan for the mixed use development. Mr. DeMallie shared that it is a \$30 million dollar project, and with the annual real property taxes and annual fees, the town's revenue will increase to just under \$800,000 compared to just under \$100,000 that the site currently generates. Impacts to the school system will be minimal since the majority of the residential units will be studio or one-bedroom units. The former bank building will be a restaurant or beverage facility and other buildings will have brick facades to match. Geissler's building will be remodeled with sidewalk access from Sullivan Avenue and the residential buildings. The building that housed the former oil change service will become a convenience store. Access for delivery trucks will be limited to the grocery store side of the building. A signal will need to be installed at the driveway entrance along Sullivan Avenue. Four 3-story buildings, over 1/2 of which will be accessible with 1st floor access and the entirety of the largest building will be accessible. Buildings will be landscaped and bicycle racks will be available throughout the site and they will be installing EV universal charging stations. Residents of the site will have a clubhouse with a large outdoor patio and pool at the rear of the residential portion of the development. Commissioner Jodice asked if the grocery store at Evergreen Walk was approved and Mr. DeMallie replied that the required space between grocery stores was decreased to permit the development of the store. Commissioner Neary expressed her excitement about the project. Commissioner Dorobantu asked if the former bank building is required to have a drive-thru and Mr. DeMallie replied that it is a suggestion. Commissioner S. Burnham expressed her belief that there won't be an issue renting the units and asked what the rental rate would be. Mr. DeMallie replied that he could share the sizes of the apartments but that the rental rates have not yet been determined. Commissioner Kelley expressed his support for the project. Mr. Galligan expressed his support for the project and the hope that it is the start of redeveloping areas of Sullivan Avenue and generating more revenue for South Windsor. Ms. Pendleton expressed her support for the project and asked about the turnaround for the delivery trucks. Mr. DeMallie explained that their computerized design templates calculated that trucks would have plenty of room to maneuver. She also asked about the water in the back and Mr. DeMallie stated that it is a retention pond so that water can be released slowly, to avoid flooding, to address water quality, to have minor impact to the existing wetlands, and that the wetlands will be mitigated. Ms. Pendleton also asked about installing a walking path from the development to Strawberry Fields neighborhood. Mr. DeMallie shared that some of the Strawberry Fields association members expressed concern about connecting the developments via pathways. Ms. Pendleton asked if the brick facade will match the Geissler's building or the housing units and Mr. DeMallie stated that the brick will match and that there will be common themes and colors to tie everything in together as a cohesive design. Chairperson P. Burnham asked about the conceptual plan that connected the project to the Donnelly preserve and Mr. DeMallie explained that it would require permitting and the town's permission to create paths through the area. Chairperson P. Burnham asked if any parking lot improvements will be made in the interim since the project will take a few years to complete and Mr. DeMallie replied that some improvements have been made but that the entire parking lot will be re-done and that they are still waiting on approvals from town agencies and the State traffic commission before beginning construction. Chairperson P. Burnham asked if any effort will be made to

help the business located at the end of the plaza to remain in South Windsor and Mr. Gregg Nanni, representing REESG Newco South Windsor LLC, replied that the business (Hot Leather) will remain until construction begins but that the majority of his business is conducted online and he may not need a physical location any longer.

A **motion** to send a letter in support for the request for a zone change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone was made by Commissioner Neary and **seconded** by Commissioner Jodice was **unanimously approved. Motion passed.**

3. Approval of Minutes

Minutes from Regular Meeting on 1/27/21: A **motion** to approve the minutes of January 27, 2021 with the following corrections was made by Commissioner Jeski and **seconded** by Commissioner Lewis. Commissioner S. Burnham abstained. **Approved by majority. Motion passed.**

p.4. 8. (b) should read "They are asking to have the wording that restricts a grocery store at Evergreen Walk changed."

4. Old Business

(a) Mayor TV: Scott Roberts shared that the company is waiting to get additional spring footage and expects the videos to be ready in May.

(b) Follow-up Discussion on Tax Abatements: Chairperson P. Burham would like to explore included EV charging stations as part of the tax abatement process.

EDC Website-Mr. Roberts is in negotiations with the vendor on what could be done and is hoping that by the next EDC meeting a prototype will be ready. It will be more of a storyboard than something functional to get feedback from commissioners.

5. Committee Report(s): None

6. New Business: None

7. Economic Development Opportunities/Updates

(a) Matthew Galligan, Economic Development Consultant: Mr. Galligan shared that many businesses are waiting until COVID is under better control before making any commitments. He is still working with Costco and an issue was recently resolved. They are planning to get their building up and running by November. Mr. Galligan stated that he appreciates the team effort of town employees to resolve issues. He is working with DEEP on a tiger beetle issue for a project that needs to be completed within a year. He is also working with a client from Glastonbury to bring in a restaurant, bank, and office building. There is an issue with anticipated bank traffic so he is setting up a meeting with the developer and suggested that they bring the project to staff for input. Mr. Galligan announced that his contract will not be renewed in August and that economic development work will be continued by Mr. Roberts and the town manager. Mr. Galligan would like to continue to stay until August to make a smooth transition. Chairman P. Burnham asked if there is any interest in the 'Simon' property and Mr. Galligan replied that the price keeps going up as development continues in South Windsor. He recommended to Ms. Lipe that a change in zoning to align with Evergreen Walk may be beneficial.

- (b) Scott Roberts, Assistant Town Manager: Mr. Roberts reminded commissioners that he emailed his latest activity report and a brief summary (included below) to everyone and asked if there are any questions. There has been lots of activity still headed towards P&Z. Chairperson P. Burnham asked about the interior renovations to ALDI and Mr. Roberts replied that he hasn't seen any plans but that they are moving things around inside and that it's just interior work, not a change to the footprint.

Scott Roberts: EDC Update – March 24, 2021

Construction Activity

Business Name Est Cost

- 1. Amazon Distribution 5,069,186 a. OSTA Permit pending*
- 2. Costco Store Building 12,612,000 a. March 31st pre-construction mgt*
- 3. Harbor Chase of Evergreen Walk 14,336,276 a. CO – within 30 days*
- 4. Cambria Hotel at Evergreen Walk 4,000,000*
- 5. Daycare at Evergreen Walk 1,000,000 a. CO – within 30 days*
- 6. Windsor Federal Bank 1,027,704*
- 7. Distinctive Tree 650,000*
- 8. Pete's Tire Barn 520,000*
- 9. Barry Equipment 1,525,000*
- 10. Valvoline Instant Oil Change / Car Wash 350,000*
- 11. Chestnut Ridge Subdivision (19 lots) 5,225,000*

Total: \$46,315,166

Approved Activity

- 1. Kilkenny Heights II Subdivision (12 lots) 3,300,000*
- 2. Vintage Lane II (6 lots) 4,000,000*

Under Review Activity

- 1. Square Peg Pizza Commissary*
- 2. Able Tool – Rebuild from recent fire*
 - a. Building permit applied*
- 3. 1060 Main Street – Elderly Apartments*
 - a. Under Design – Application Pending*
- 4. Stemrose, LLC – Two commercial buildings; a 5,240-sf building for commercial bakery distribution, and a 5,000-sf storage building*
- 5. REESG Newco South Windsor, LLC – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza (Geissler's)*
- 6. Esteem Manufacturing – request for site plan approval for a 5,400-sf addition on property located at 187 South Satellite Road*
- 7. Distinctive Tree Care – request for site plan modification for a 4,621-sf building and associated outdoor storage*
- 8. Monique Delmadge - Precisely Pandas – operate a daycare, on property located at 1033 John Fitch Boulevard*
- 9. Aldi – Warehouse Interior Renovations – 1,000,000*

Completed Projects – Open

1. *The Gateway Buckland East 3,000,000 (38,800 retail / 50,400 office space)*
 - a. *Aldi's Store - Open*
 - b. *Chase Bank – Open*
 2. *Evergreen Crossings 12,077,283*
 3. *Home Depot Distribution 15,000,000*
 4. *Kubota Dealer (Rt 5) 19,000*
- Total: \$30,096,283*

(c) Michael Maniscalco, Town Manager: Absent

(d) Paul Burnham, Chairperson: Chairperson P. Burnham shared that P&Z approved the zone change for the allowable distance between grocery stores to be reduced to 975 feet. He wants to bring in Karen Johnson again, of Charter Realty and Development, to discuss the proposed project for Evergreen Walk that includes the grocery store. He would like to return to in-person meetings and invited commissioners to think about it so it can be discussed at the next meeting.

8. **General Discussion:** None.

9. **Executive Session:** None.

10. **Adjournment**

A **motion** to adjourn at 9:30pm was made by Commissioner Jeski and **seconded** by Commissioner Lewis and was ***unanimously approved. Motion passed.***

Next meeting is to be determined.

Respectfully submitted,
Catherine Potter
Clerk