

## Meeting Minutes

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@ 10:05 AM K. C. G. H. C. S.

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

**REGULAR MEETING  
WEDNESDAY, MARCH 27TH, 2024  
TIME: 7:00 P.M.**

**PRESENT:** Chairperson Paul Burnham, Vice Chairperson Linda Jeski, Town Liaison Scott Roberts, Council Liaison Michael Buganski (joined at 7:12 p.m.), Joseph Kennedy, William Jodice, Daniel Kane, Scott Kelley, James Murray, Alternate Dan Edwards (sat for Sue Burnham), Alternate James Mitchell (sat for David Marsh)

**ABSENT:** Secretary Sue Burnham, David Marsh, Louise Neary, Alternate Victor Dorobantu, Alternate Mindy Lewis

**ALSO PRESENT:** Town Manager Michael Maniscalco

**1. Call Meeting to Order:** Chair Paul Burnham called the meeting to order at 7:00 p.m.

**2. Roll Call:** The above-mentioned members were present.

### **3. Public Participation**

John Holowczak of Cody Circle presented **Exhibit A**. He noted a photograph of a row of houses on Judy Lane with for-sale signs and said several residents had decided to move when the Inland Wetlands Agency approved an industrial incubator space adjacent to their properties. He said these sales have caused a net increase of about five school-aged children in the neighborhood, placing additional strain on the school system and taxpayers. Holowczak said projects that prompt empty-nesters to move can increase the number of schoolchildren in an area, and cautioned the Commission about the potential unintended consequences of certain developments.

**4. Special Presentation:** None

### **5. Approval of Minutes**

Linda Jeski made a motion to approve the minutes of February 28, 2024 with the following corrections:

- Under present: Dan Edwards should be listed as an alternate
- Under item 9: In the fifth bullet point, change "Krawski building" to "Krawski property." In the following bullet point, remove the sentence, "Planning and Zoning has approved."

Seconded by Scott Kelley. Motion passed unanimously.

**6. Old Business:** None

### **7. Committee Report(s)**

Linda Jeski said the Bylaws Committee has not met since the previous EDC meeting. She will send the bylaws out to the members, but does not anticipate any major changes as they were last reviewed and approved two years ago.

**8. General Discussion:** None

### **9. Economic Development Opportunities/Updates**

Scott Roberts said surveyors have begun work on the Krawski property on Buckland Road. Michael Maniscalco said construction is in progress on three new restaurants, including a Starbucks and a Chipotle; he hopes construction will also begin soon on the Longleaf Development project in Evergreen Walk. The tax fixing agreement approved by the EDC and the Town Council has been finalized. The development on the corner of Rye Street and Sullivan Avenue has entered the second phase of construction.

In response to a question from Paul Burnham, Maniscalco said he is unsure when the nursing home on Main Street will open; Roberts will check with Town staff about the schedule. Dan Edwards asked about the surveying taking place at the Krawski property on Foster Street. Maniscalco said this property is to be developed into a solar farm. Edwards asked if the nearby Starbucks in Manchester plans to move to the new location being built in South Windsor. Burnham said the intention is for both locations to remain open, though he expects the location in The Plaza may close due to issues with navigation. Edwards also asked about a development in progress in Manchester that abuts South Windsor; Burnham said it is a warehouse.

Joseph Kennedy asked about the layout of the solar farm on Foster Street. Burnham said he thinks it would be visible from Foster but not Avery Street, and it is under the Siting Council's purview. Maniscalco said a battery storage facility has been proposed on Barber Hill Road.

## **10. Executive Session**

At 7:16, a motion was made by Linda Jeski and seconded by James Murray to enter Executive Session for the purpose of the Project Fin Presentation. Invited into the Executive Session were the Commission members, Town Manager Michael Maniscalco, and Town Council Liaison Michael Buganski. Motion passed unanimously.

At 8:01, a motion was made by Linda Jeski and seconded by Joseph Kennedy to end the Executive Session. Motion passed unanimously.

## **11. New Business**

Resolution approving the Town Manager's Proposed Tax Abatement for Project Fin.

Be it resolved, the Economic Development Commission hereby approves the Town Manager's proposed Tax Abatement to Project Fin and forwards the application to the Town Council for consideration and approval.

A motion was made by Joseph Kennedy and seconded by Linda Jeski to approve the above resolution. Motion passed with Daniel Kane and Dan Edwards abstaining and all others in favor.

## **12. Adjournment**

A motion was made by Scott Kelley and seconded by James Murray to adjourn the meeting at 8:04 p.m. Motion passed unanimously.

The next meeting is scheduled for April 24, 2024.

**Respectfully submitted,**



**Joshua Stern,  
Interim Recording Secretary**