

MINUTES

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

**REGULAR MEETING
WEDNESDAY, October 28, 2015
TIME: 7:30 P.M.**

Present: Chairperson Louise Neary, Vice Chairperson Sue Burnham, Dwight Johnson, Joseph Kennedy, Linda Jeski, Paul Burnham, Alternate MJ Hockenberry, William Jodice and Wayne Kilburn

Absent: Edwina Futtner, James Murray, Alternates John Mitchell and Mohammed Quaraishi

1. Call Meeting to Order: Chairperson Neary announced that Commissioner Paul Burnham has been approved as full member and will be replacing Mark Lillis. Chairperson Neary called the meeting to order at 7:30pm.

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

3. New Business

Michele Lipe, Director of Planning: Ms. Lipe introduced herself and gave updates on projects around South Windsor. Ms. Lipe stated that information regarding the projects she is sharing tonight is also available on the town's website.

<http://www.southwindsor.org/planning-department>

The information that was shared includes:

Residential

- There are no single family lots available for purchase in town at this time.
- South Windsor Woods project is slow going but they may have their certificate of occupancies for the approximately 158 units soon.
- Apartments at Evergreen Walk under construction.
- Application for Clark Estates II on Clark Street has been submitted. The project is for 18 units with a private road. There will most likely be a public hearing in December for a request to make a zone plan change to include a design controlled development of eight affordable units.

Commercial

- Warehouses at the end of Sullivan Ave
- Carla's Pasta application has been approved
- FedEx received their certificate of occupancy for phase II
- Evergreen Walk received financing for a hotel in front of the apartments-Cambridge Suites
- Hotel to be built near LA Fitness received Inland Wetlands approval-Staybridge Suites
- Emergency Operations Center planned for the former post office is in the permit application stage
- Star athletic recreation facility has begun the Inland Wetlands approval process
- Applications for two commercial buildings will be coming before P&Z in Nov. or Dec.

- Evergreen Walk would like to build more small office buildings or more restaurants behind LA Fitness and include a retail development. They are proposing either a big box store or three smaller stores. Condos (about sixty) have also been proposed but is not supported by the current zoning regulations. This could be allowed with a text amendment or a change to a floating zone. Possible uses for the property across the street are being taken into consideration as well before any changes are proposed. Currently, institutional use such as long term care, is allowed but the Planning & Zoning commission needs to decide on what the town wants and meets the regulations. The cost of renting an apartment at Evergreen Walk will cost about \$1,800 for a 1 or 2 bedroom and will include access to a 6,000 sq. ft. clubhouse.
- Evergreen Walk shops would like to have a drive-thru amendment to allow for a Panera Bread restaurant. The proposed drive-thru would be screened from Buckland Road so the commission asked them to make sure it can't be seen from the road. The restaurant style Panera Bread is considering is called 'quick serve' which includes table service. The newly constructed building would be shared with another occupant.
- Chairperson Neary asked Ms. Lipe if there's anything the commission can help with regarding the Carla's Pasta issue. Ms. Lipe replied that the issue is related to the relocation of protected beetles who need a second home after being relocated once already.
- Commissioner S. Burnham asked about a sign posted on Commissioner Mitchell's property and it is most likely just a marketing sign.
- Overlay Zone is a village district in which the Planning & Zoning Commission has permission to refuse projects if it doesn't fit the plan for developing the area. Ms. Lipe stated that the town doesn't own any land in the town center.
- Main Street study is now completed and was accomplished with funding from a \$50,000 grant. The planning preservation study has three goals: look at zoning, look at streetscape (dying trees-recreate it?) and look at redevelopment scenarios for different properties in the area. The draft is available online for 2.5 weeks (until November 15) for comments. The study has generated a lot of discussion and the document includes information on land preservation. <http://www.southwindsor.org/main-street-preservation-planning-study>
- Ms. Lipe shared two documents that she hands out to developers when they visit the Planning & Zoning office: One Town One Future and a commercial/industrial developer's guide.
- Implementation element based on goals identified in the POCD 2013 for EDC
- Ms. Lipe stated that she feels that the EDC website should be a gateway for businesses to become interested in coming to town and that money should be spent on it.

- Commissioner S. Burnham asked about the Bear's Smoke House located near Ellington Rd and Chapel St. This new location will be producing food and opening a retail outlet soon.
- Chairperson Neary asked if there is any new information on the technology park property. Ms. Lipe replied that there was no discussion at the last P&Z meeting. Commissioner P. Burnham asked if there will be any limits to size of building to be located there. Ms. Lipe responded that a building for technology manufacturing is planned. They are looking for a business that needs 24/7 power. There is no outdoor storage allowed and there are other limits. A higher end tech park is planned and they are currently working on a development agreement which will need to get P&Z approval.

4. Public Participation: None

5. Approval of Minutes

Minutes from Regular Meeting on 9/23/2015

A **motion** was made by Commissioner Jeski and **seconded** by Commissioner Kilburn to approve the minutes of September 23, 2015 with the following corrections:

- p.2 #8 should be tiger 'beetle'
- p.2 remove: To fund the project, the town will be seeking bonding between \$8-\$10 million dollars.

Motion unanimously approved. Motion passed.

6. Old Business:

Chairperson Neary commented on the dinner for businessman Bruce Maneeley and found it interesting to learn about how he started his business. During his speech he recognized all of the people who helped him along the way.

7. Committee Report

Report from Louise Neary and Sue Burnham - Discover South Windsor: Chairperson Neary stated that no meetings have been held recently.

8. Communications and Remarks

Report from Louise Neary, Chairperson: Chairperson Neary informed the commission that the Chamber is hosting the EXPO on Thursday, November 5 from 1-7 pm. They are selling raffle tickets for a \$15,000 cash prize and they're only selling 300 tickets.

9. General Discussion

November's meeting will include the approval of 2016 meeting calendar and the election of officers.

Commissioners discussed the desire to develop a schedule for inviting Ms. Lipe back to report on development at future meetings. Chairperson Neary will invite Ms. Lipe to the January meeting and propose that she attend a meeting once a quarter.

10. Adjournment

Motion to adjourn:

A **motion** was made by Commissioner Jeski and **seconded** by Commissioner Jodice at 8:43pm and was *unanimously approved. Motion passed.*

Respectfully submitted,
Catherine Potter
Clerk

Approved with correction: November 18, 2015