

## MINUTES

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

**REGULAR MEETING  
WEDNESDAY, OCTOBER 27, 2021  
TIME: 7:00 P.M.**

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**PRESENT:** Chairperson Paul Burnham, David Marsh, Susan Burnham, Joseph Kennedy, Daniel Kane, Linda Jeski, James Murray, Bill Jodice, Scott Kelley (left at 9:03pm), Alternate Mindy Lewis, Alternate Victor Dorobantu (left at 8:48pm)

**ABSENT:** Alternate Wayne Kilburn

**ALSO PRESENT:** Asst. Town Manager Scott Roberts, Mayor Andrew Paterna,

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

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

**3. Public Participation:** Richard Delhaie, 95 Cody Circle, asked the commission to once again consider rescinding their letter of support for the 25 Talbot Lane project. Mr. Delhaie reiterated that the project will result in the most severe encroachment into a residential area, with no comparable comparison to the destruction of the environment. He also stated that the tractor trailer noise, including back up alarms, is not taken into account in considering noise pollution. Mr. Delhaie shared a document he created and explained that the figures that the applicant used to show the positive fiscal impact were calculated incorrectly by using old or non-comparative studies. He believes that if the project moves forward, homeowners will move and retain their property as a rental, thus increasing the number of children impacting the school system.

#### **4. Special Presentation**

**1. Jay Fisher- ACCU branch LLC project on Buckland Road:** Mr. Fisher explained that ACCU provides data analytics and consulting services for community banks and credit unions, in addition to strategic planning and growth. ACCU has 148 clients from Maine to Texas and one client is interested in moving to CT, into Evergreen Walk, at the empty field on the corner along Cedar Ave and Buckland Road near the new Whole Foods. The site is 5.5 acres, and they are going to submit a site plan application, but are not sure what else will be placed on the property and that offices, a restaurant, stores are among the ideas. Access to the site will be off Cedar Lane, and a 2,000 sq ft building will be constructed for the bank and they are negotiating for the restaurant. The site could allow for close to 40,000 sq ft of development but it's not practical. The bank will retain ownership of the property. An application for general site modification has been submitted and they will follow quickly with the site plan application. The restaurant wants the front piece, which is a boutique chain out of Boston, and they are working on a sister restaurant site in West Hartford.

**2. Karen Johnson-Charter Realty-Update on evergreen walk projects:** Ms. Johnson explained that they are looking to improve the traffic flow within Evergreen Walk, without impacting Buckland Road, Tamarack Avenue is the primary north/south connector and Cottonwood Lane would be a

parallel north/south connector along the eastern portion of the property. Currently pending before P&Z is a parcel designated as a restaurant pad to become a Shake Shack-along Hemlock. Old Navy will be moved to the former Johnny Rockets location and they are currently renovating the building. Sakura Gardens is moving next to CT Mattress to occupy a space that is 3,200 sq ft and will include an area for covered outdoor dining. The Shake Shack will not have a drive-thru, just an order through their app pick up window. Whole Foods, Shake Shack, and Evergreen Walk will have murals along building exteriors which are under site review. Shake Shack doesn't have a prototype for their locations but creates designs for each location. They are only interested in coming because Whole Foods is coming. The Goddard School will be next to Ted's. Flatbread is working on a relocation plan. Whole Foods will be a 40,000 sq ft store with the same layout for parking, but with access that has been adjusted. A grade change will be in the front along the landscaping and the relocation process for Old Navy and Sakura Gardens is underway. Site work on Whole Foods will begin in March, with building construction in the fall, and an opening in spring 2023. The Goddard School entry will be in the back and there will not be a door along Evergreen Way. The school grounds will include an open air playground but Ms. Johnson is not sure of square footage or maximum occupancy.

Tempo Hotel is almost finished with construction and will be getting ready to open.

Ms. Johnson commented that next year Evergreen Walk will be busy with construction. Commissioner Neary asked about the status of existing tenants and Ms. Johnson replied that they are having individual conversations. Communication between management and the tenants requires a constant open dialogue. They have different arrangements with each tenant to make accommodations for rental payments due to COVID and many tenants have done okay.

Chairperson P. Burnham asked about Burtons and Ms. Johnson responded that they did expand into the adjacent space to maintain the same number of spaces for indoor dining but have now vacated the space and are making use of outdoor seating.

## 5. Approval of Minutes

**Minutes from Regular Meetings on 7/28/2021, 9/22/2021 and minutes of Special Meeting on 9/29/2021.**

A **motion** to approve the minutes of July 28, 2021 was made by Commissioner Neary and **seconded** by Commissioner Kennedy and was ***approved by majority. Motion passed.*** Commissioner Jeski, Commissioner Jodice, Commissioner Murray, Commissioner Marsh, and Commissioner Kane abstained.

A **motion** to approve the minutes of September 22, 2021 was made by Commissioner Jeski and **seconded** by Commissioner Kelley with the following correction:  
Page 2 Item 6.c.Website Update should read "...importance of having the site be mobile friendly..."  
Motion was ***approved by majority. Motion passed.*** Commissioner S. Burnham and Commissioner Kane abstained.

A **motion** to approve the minutes of September 29, 2021 was made by Commissioner Jeski and **seconded** by Commissioner Marsh with the following corrections:

Page 1 Item 3. Mr. DeMallie should read “Mr. DeMallie, Design Professionals...” and “...know how far that house is...”. Motion was ***approved by majority. Motion passed.*** Commissioner Murray and Commissioner Kane abstained.

## 6. Old Business

**(a) Mayor TV:** Mr. Roberts shared that the town needs the videographer to come back to film different businesses they'd like to be a part of the video as well as including interesting and creative shots.

**(b) Website Update:** Mr. Roberts reiterated that he needs the commission's collective feedback and that any changes need to be voted on by the commission. He would like the site to go live on January 1, 2022. The EDC will have information relating to their role as a governing body on the town's website and this new website will serve as a marketplace to sell South Windsor. Mr. Roberts reminded commissioners that they have received the link to preview the site. Commissioners will also need to decide what the domain name will be. It could be a .com, ie southwindsor.com, or something using the zip code 06074. Mr. Roberts explained that everyone that has been invited to be a part of Mayor.tv or have their logo on the EDC website was more than willing to share their logo. Chairperson P. Burnham asked commissioners to send their feedback to him and he will forward it to Mr. Roberts. The suggestions will be compiled and sent out with the agenda for November's meeting.

## 7. Committee Report(s): None

## 8. New Business

**a. Forum/workshop with council P&Z, EDC and Redevelopment Agency:** Chairperson P. Burnham reminded commissioners about the plans in preparation for the forum/workshop. Mr. Roberts suggests holding the meeting on a Saturday and to have an open dialogue to discuss the future direction of South Windsor using the current POCD as a guide. The town has already begun to think about the new POCD that will need to be completed in the next few years. It is important to start with the boards and commissions so they can work together on a common goal for the town. Commissioner Marsh believes that the leadership of the other boards and commissions will need to meet first and then bring their members together to work towards a common goal. He suggests asking the leaders to submit 3-5 goals. The large group meeting may be held in January or February. Mr. Roberts could have Michele Lipe do a presentation on the POCD as part of the workshop.

## 9. Economic Development Opportunities/Updates

**(a) Scott Roberts, Assistant Town Manager:** Mr. Roberts reported that there is not much new but that he has had a few local businesses looking to relocate or expand into South Windsor and has shared information and the process with them.

**(b) Michael Maniscalco, Town Manager:** Absent

**(c) Paul Burnham, Chairperson:** Chairperson P. Burnham welcomed Daniel Kane to the commission. Chairperson P. Burnham received information about a company interested in coming to town, a data center, but they were on an accelerated timeline with specifications for power sources. Mr. Roberts suggested that the commission could identify properties in town that could be used to target specific industries to be prepared for such inquiries in the future. Commissioner Marsh suggested that an output from the conversations with other boards and commissions could be a list of the top 5 projects for South Windsor.

**10. General Discussion:** Mr. Roberts reminded commissioners about the FOI course on the evening of November 3 which will be held virtually and that on Saturday, November 13 there will be an in-person Government Academy for newly elected and appointed persons to gain familiarity with governmental aspects of South Windsor.

**11. Executive Session:** None

**12. Adjournment:** A **motion** to adjourn at 9:17p.m. was made by Commissioner S. Burnham and **seconded** by Commissioner Jodice and was *unanimously approved. Motion passed.*

Respectfully submitted,  
Catherine Potter  
Clerk