

MINUTES

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

**REGULAR MEETING
WEDNESDAY, SEPTEMBER 22, 2021
TIME: 7:00 P.M.**

PRESENT: Chairperson Paul Burnham, Linda Jeski, Joseph Kennedy, Alternate Victor Dorobantu (sat for Susan Burnham), James Murray, Louise Neary, Bill Jodice, Scott Kelley, David Marsh (arr. 7:06p.m.)

ABSENT: Susan Burnham, David Marsh, Alternates Wayne Kilburn, Robert Burns and Mindy Lewis

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

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

3. Public Participation: Rich Delay, 95 Cody Circle, spoke on behalf of himself and neighbors about the commission's endorsement of the project at 25 Talbot Lane and asked for the letter of support to the P&Z be rescinded or amended. Mr. Delay read the commission's mission as posted on the town's website and believes that the intended use for the property as outlined in the proposal is the harshest use of the property possible and does not see a balance that reflects the CDC's mission. Mr. Delay stated that his daughter is severely disabled, receiving educational services at home, and spends 99% of her time at home and will be impacted by the truck traffic. He emotionally shared that the project is going to affect the character of the town but is willing to support the project on a smaller scale. Mr. Delay invited commissioners to visit warehouses, like the one proposed in this project, to observe the types of jobs available and to see that they are mostly for unskilled laborers.

Yin Hu, 125 Cody Circle, spoke about the effects on the wetlands and that there is a discrepancy between the data provided by the developers and other sources.

4. Special Presentation: None

5. Approval of Minutes

Minutes from Regular Meeting on 7/28/2021

A motion to approve the minutes of July 28, 2021 with the following corrections was made by Commissioner Neary and seconded by Commissioner Dorobantu:

Page 1, Item 4.a. Special Presentation: should read "...25 Talbot Lane, and Bob Urso, and...", "...detention pond, into the Podunk River first and then into the Connecticut River.", "Commissioner Neary asked about the height...", "...concerns about trucks making right-hand turns..."

Due to a lack of members who attended the July meeting and were in attendance for the vote, the motion was withdrawn and tabled until the October meeting.

6. Old Business

(a) Mayor TV: Chairperson P. Burnham shared that filming is still happening.

(b) Follow-up Discussion on Tax Abatements: None.

(c) Website Update: Michael Lehmann, South Windsor IT, shared the EDC website which is still in development, on the smartboard. Mr. Lehmann asked for questions and comments to be directed to Scott Roberts. Commission members talked about other options they'd like included such as contact us or web forms for questions and how they could be integrated into the design of the site. Discussion included adding information about monthly meetings, agendas, and minutes and the importance of having the site be mobile friendly. Commissioner Marsh asked if the vendor is keeping track of how many clicks it takes to find information and if an explanation has been shared about the need to purchase a separate url for the site. Mr. Lehmann shared that Mr. Roberts has more info on the date the site will be ready to go live. Chairperson P. Burnham will talk with Mr. Roberts about the commission's suggestions and is hoping to share information regarding the status of the url. Commissioner Kelly asked who will do the editing once the site's been published and Mr. Lehmann replied that the town IT department will be responsible. Several commissioners asked if the site can be viewed while it's in development and Mr. Lehmann responded that he will check with Mr. Roberts about access or the ability to review the site or at least the content possibly in pdf form. Commissioners can then review the site and bring comments to the next meeting. Mr. Lehmann stated that content can be changed easily and that the design can be changed, but would require a fee. Commissioners discussed connecting the two websites, the town's EDC page and this new site, or just having one site. Overall, commissioners stated that they would like one website but there are questions about where/how documents are housed to meet FOI requirements.

7. Committee Report(s): None.

8. New Business

a. Discussion regarding forum with Council, P & Z, EDC, and Redevelopment Agency: Chairperson P. Burnham reminded commissioners that they were supposed to bring their list of questions to tonight's meeting to be collated and shared with the other commissions to develop an agenda for discussion. Commissioner Marsh shared that the meetings have been more tactical and discussing what to do about particular properties rather than focusing on the plans outlined in the POCD. He believes that the discussion should begin there, especially since a new one will need to be done in the next few years, and use it to guide the discussion and meet the goals outlined within the POCD. Commissioner Dorobantu asked how to achieve a goal such as creating a town center and Commissioner Marsh stated that it needs to be brought to the other commissioners to discuss. Commissioner Neary asked for clarification about public input. Chairperson P. Burnham stated that the questions are for the commissions outlined initially but could be expanded to include other commissions and select groups of people in town to solicit input and results could be used to guide discussions and plans. Chairperson P. Burnham doesn't want to see current businesses left behind. Commissioner Marsh shared that Mr. Roberts is planning to hold the forum in the spring and it would

include more people instead of just a few representatives from each of the commissions. Commissioner Marsh believes that there can still be a small group discussion in advance of the forum to get the discussions going. Commissioners discussed the forum format and whether questions should be developed in advance or organically at a meeting. Chairperson P. Burnham asked for guidance on how to proceed. Commissioner Jeski believes it needs to come from the top to guide the commissions to work together. Commissioner Neary suggests asking Mr. Roberts to have the commissions that will be invited to the forum to provide input on the future of the town.

9. Economic Development Opportunities/Updates

(a) Matthew Galligan, Economic Development Consultant: None. Chairperson P. Burnham will request to have this item removed from the agenda.

(b) Scott Roberts, Assistant Town Manager: Absent. Mr. Roberts' report was shared with commissioners [attached].

(c) Michael Maniscalco, Town Manager: Absent.

(d) Paul Burnham, Chairperson: Chairperson P. Burnham shared:

- Windsor Federal is going to have their ribbon cutting and move into the building.
- Geissler's project is moving through the courts.
- Costco's is going up and wants to be open by November.
- Barry Equipment on rte 5 is moving slowly due to issues from the weather and getting product and will most likely be done in the spring.
- Old Navy is moving to the former Johnny Rockets and Sakura is moving to the former Connecticut Mattress location and will install an enclosed outdoor patio. Once they've moved the old buildings will be demolished, the road will be rerouted, and a new building will be constructed.

Chairperson P. Burnham announced that the Chamber is having their annual meeting on Thursday, September 23 and invited commissioners to register through them. Some commissioners already registered with their own funds and Chairperson P. Burnham suggested they submit their receipts to the town for reimbursement.

Chairperson P. Burnham received a letter of resignation from Robert Burns who has since moved outside of South Windsor. The commission now has 2 openings.

Chairperson P. Burnham reminded commissioners to inform him if they are unable to attend a meeting to ensure that there will be a quorum.

10. General Discussion: Chairperson P. Burnham opened the discussion by stating that the commission has been asked to rescind their letter of support regarding the project at 25 Talbot Lane, which was sent to P&Z. Commissioner Kennedy spoke to say that he agrees that the quality of life for the neighbors will be impacted significantly. Commissioner Dorobantu agreed that the information presented during last month's meeting is not the same as what members of the public shared this evening. Commissioner Jeski was not in attendance for the July meeting, but thought that a lot of good questions were asked. She isn't sure that she would have voted to send the letter of support and is concerned with more traffic in town. Commissioner Marsh believes that what the P&Z does is not a reflection on the EDC, and he was not at the July meeting, but that there were discrepancies in the information that was provided during the presentation.

A **motion** was made by Commissioner Marsh and **seconded** by Commissioner Jeski for Chairperson P. Burnham to contact Mr. Roberts for information on whether a vote to send a letter of support can be rescinded and was *unanimously approved. Motion passed.*

11. Executive Session: None.

12. Adjournment:

A **motion** was made by Commissioner Jeski and **seconded** by Commissioner Neary to adjourn at 8:58p.m. and was *unanimously approved. Motion passed.*

Respectfully submitted,

Catherine Potter

Clerk