



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

**REGULAR MEETING  
WEDNESDAY, July 28, 2021  
TIME: 7:00 P.M.**

**PRESENT:** Chairperson Paul Burnham, Joseph Kennedy, Louise Neary, Susan Burnham, Scott Kelley, Alternates Victor Dorobantu (sat for James Murray) and Mindy Lewis (sat for David Marsh)

**ABSENT:** James Murray, David Marsh, Linda Jeski, Bill Jodice, Edwina Futtner, and Alternates Robert Burns and Wayne Kilburn

**ALSO PRESENT:** Asst. Town Manager Scott Roberts

- 1. Call Meeting to Order:** Chairperson P. Burnham called the meeting to order at 7:02pm
- 2. Roll Call:** The above-mentioned members were introduced.
- 3. Public Participation:** None
- 4. Special Presentation**

(a) UW Vintage Lane II LLC, Bob Urso - 475 Governor's Highway: Peter DeMaillie Design Professionals, introduced the project at 25 Talbot Lane, formerly Carla's Pasta, Bob Urso, and Brad Wainman. Mr. Wainman gave an overview of the project and its financial impact. Trucks will access and exit the site via Talbot Lane and continue to Governors Hwy. A 360,000 sq ft building will be constructed but the site will not be maximized. An additional 50' buffer between residential neighbors will be in place, which is more than is required. New plantings will be placed along a new 6' berm in an effort to minimize the impact to neighbors. The sitework will also keep the building's visual impact low, except for on Talbot Lane. Car and truck parking areas are separated and truck parking will be far from residential neighbors. The truck lot will have lighting for night visibility/security. Chairperson P. Burnham asked about the catch basin and if a plan to minimize flooding into residential neighbors is included. Mr. Wainman explained that water will be directed into the basin, then into the detention pond, then into the CT River instead of into the Podunk River. Chairperson P. Burnham asked about the truck entrance/exit and if their headlights will be shining into the neighborhood and Mr. Wainman replied that the berm will help, along with the treeline to minimize impact. Mr. Wainman stated that he doesn't know what the tenant's specific use will be. Commissioner Kelley expressed concern about the hours of use and Mr. Wainman replied that because the site user has not yet been identified some information isn't known. Commissioner Lewis asked how many trucks will be accessing the site and Mr. Wainman responded that the impact of the car and truck traffic won't impact the intersection. Results of a recent study of the intersection determined that about 60 trucks per day could be managed. Commissioner Jeski asked about the height of the building and Mr. Wainman replied that it will be 60' high and designed for use as a warehouse or light manufacturing. Mr. Wainman reported that South Windsor, located north of Hartford, allows trucks to travel 5 hrs out/5 hrs back to many locations within that radius which keeps drivers in

compliance with laws requiring them to drive a maximum of 10 hours per day and have 8 hours off. Mr. Wainman shared that in the design, total sq. footage of the building was reduced to allow for larger buffers. Taxes generated for the site as it currently is amount to \$16,500, but with a new and occupied building it would generate approximately \$300,000 and personal property would generate \$800,000 to \$1 million per year. Commissioner Lewis asked how to ensure that no left turns are taken and Mr. Wainman responded that a sign would be posted and that there is an ordinance in place. He submitted an FOI request from the police department and learned that no complaints had been filed, nor fines issued, for the previous tenant. Commissioner Lewis expressed strong concerns about trucks making left-hand turns and Mr. Wainman explained that trucks leaving the site will be looking at their auto-route time (fastest and safest route) and that there would be no benefit to trucks exiting left. He is not asking for any changes to zoning, and shared that the floor area ratio, as designed, provides less value due to the increased buffer. Chairperson P. Burnham asked if he would be building to spec and Mr. Wainman replied that the site is listed in the natural diversity database and that design changes could result in the requirement to test for plant species and insects. Changes could also result in moving water to drain to the CT River which would impact the protected tiger beetle. But he can't ask to move tiger beetles unless there is an approved site plan and can't get an approved site plan without moving the beetle. There are only 2 times in the year to move them which also requires DEP approval. Commissioner Kelley asked how the beetle get relocated and Mr. Wainman replied that it requires finding where they're located in the ground and that live beetles and larvae need to be moved separately and then placed in a new location. Commissioner Kelley asked about public light pollution and the elevation of the site fixtures. Mr. Wainman stated that in the truck parking area fixtures will be at 35' and in the car parking area they will be 25' and that both will have down lighting with LED. Down lighting allows for lumens to stay within a defined area and won't flood out into the buffer area. Commissioner Kelley asked about the surface of the parking lot and Mr. Wainman replied that it will be concrete where the truck stanchions are placed and asphalt in the rest of the lot. Commissioner Kelley asked if a study on real estate values has been conducted and Mr. Wainman stated that the property has been zoned industrial for a long time and that over time, homes in the adjacent neighborhoods have increased in value. Commissioner Lewis stated that it makes a difference in what is placed in an industrial zone and its effect on home values. Mr. Wainman shared that nothing will be placed on the roof and it will be quieter. Commissioner Neary asked about the construction timeline and Mr. Wainman estimates it will be 9-16 months. Mr. DeMaillie stated that the town may place restrictions on the hours of construction and that noise restrictions also need to be abided by. Chairperson P. Burnham asked if the design is similar to those on Ellington Road and Mr. Wainman responded that it will be butler built with a steel frame and concrete walls with metal around the top. Commissioner Lewis asked where the construction staging area will be located and Mr. Wainman identified the area and explained that topsoil from the site will be used for constructing the berms and that the rest of the site is in balance. Commissioner Kelley stated that he prefers that local contractors are hired and Mr. Wainman agrees but that no one in CT has expertise in erecting a Butler building. Commissioner Kennedy asked if they will pay a prevailing wage and Mr. Wainman explained that it is a private project, not government, and that it is not required. Mr. Urso and Mr. Wainman owns the property. Mr. Wainman reiterated that signs will be installed to

remind drivers not to take a right turn. Chairperson P. Burnham then asked if Mr. Wainman would be looking for a letter of support and requesting tax abatement. Mr. Wainman replied that he is and that it would be beneficial to keep taxes low to start and move them up gradually. Commissioner Neary asked how many tenants would be located in the building and Mr. Wainman responded that there would be a maximum of 2, but ideally only 1.

A **motion** to send a letter of support to Planning and Zoning was made by Commissioner Kelley and **seconded** by Commissioner Kennedy and was **approved by majority**. Commissioner Lewis opposed. **Motion passed.**

Chairperson P. Burnham explained the abatement process to Mr. Wainman.

## **5. Approval of Minutes**

Minutes from Regular Meeting on 6/23/2021:

A **motion** was made by Commissioner Neary and **seconded** by Commissioner Kelley to approve the minutes of June 23, 2021 with the following corrections:

Pg.1 Item 3. Public Comment: should say "...proposal for the Schweir house." and "Mr. Frisbee originally said that one of the rooms in the house would be used for offices"

Pg. 3 Item 4.a. Special Presentation: should say "Commissioner Kelley asked what is located..." and "Commissioner Dorobantu asked..." and "...change of use and Mr. DeMaillie replied..."

Pg. 8 and 9 Item 9.a. Economic Development Opportunities/Updates: should say "Another preliminary project is for..." and "Mayor Paterna stated he will work...town council, P&Z, and the Redevelopment Agency."

**Motion was approved by majority.** Commissioner Lewis abstained. **Motion passed.**

A **motion** was made by Commissioner Dorobantu and **seconded** by Commissioner Lewis to discuss Item 8 at this time in the meeting and was **unanimously approved. Motion passed.**

## **6. Old Business**

(a) Mayor TV: Mr. Roberts announced that SWPD gave him drone footage which provides a different vantage point of the town and includes major corridors of the town. He has hit a few snags with Mayor TV and is trying to get people to sit down and do their interviews. He is currently working to schedule with LL Bean and Red Heat. Next week he will be making personal visits to schedule interviews.

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

(c) Website Update: Mr. Roberts followed up on Vice Chairperson Marsh's question about the EDC's site change from .gov to .com and the regulations behind it. Mr. Roberts has submitted an inquiry to the federal government and is waiting for a reply. In addition, the EDC budget was approved for \$2,500 which comes under the line item of professional services, which include the recording secretary and commissioner attendance at the yearly Chamber awards dinner.

**7. Committee Report(s):** None.

## **8. New Business**

a. Discussion regarding forum with Council, P & Z, EDC, and Redevelopment Agency: Chairperson P. Burnham asked about updates on scheduling the forum and Mr. Roberts replied

that the town manager wants to do it in Spring 2022. Groups should be focusing on what they want South Windsor to be in 5-10 years, developing a vision for the future, including what types of development should be pursued. Prior to the forum, a survey will be sent out to all invited agencies and Mr. Roberts invited EDC members to develop questions for the survey. In September, the questions will be compiled and surveys may need to be sent out twice if leadership changes in November. The survey will help the agencies to develop a consensus of what people want for South Windsor. Mr. Roberts is looking into inviting a facilitator. The forum could include a discussion of town owned land and privately held land. Commissioners then discussed the upcoming referendum for the sale of a piece of town owned land on Sullivan Ave. Mr. Roberts stated that discussions will help to improve South Windsor, that each agency has their own vision, and that the forum will bring everyone together to share ideas, have discussions, and talk about the direction of the town. Visions from agencies sometimes compete with each other. There is a need to start thinking about the future since most of the town's green spaces are gone and there is a lot of growth in industrial and distribution projects which sometimes results in improved infrastructure. Mr. Roberts expects that SWMS and SWHS will need renovating and that Wapping School will revert to an annex of some sort. Now is the time to be looking at hurdles, opportunities, challenges. Chairperson P. Burnham asked commissioners to develop questions and then think about challenges and recommendations that can be shared at the September meeting. Mr. Roberts reminded commissioners to also think about their vision for the town and if the EDC's abatement program is attracting the right applicants.

Mr. Roberts shared that the health director will be sharing the CDC's recommendations in response to the Delta variant and the rise in cases and breakthrough cases. She will advise that the school district recommend wearing a mask, but it is up to the superintendent. The governor has also recommended it, but hasn't mandated it.

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

(a) Matthew Galligan, Economic Development Consultant: Absent

(b) Scott Roberts, Assistant Town Manager: Mr. Roberts shared his report and stated that the status of many projects has not changed. MetroRealty is holding off on pursuing tenants until the costs of construction come down and Covid improves.

(c) Michael Maniscalco, Town Manager: Absent

(d) Paul Burnham, Chairperson: Chairperson P. Burnham announced that he received a letter of resignation from Edwina Futtner as of July 2021.

**10. General Discussion:** Commissioner Kelley stated that he believes the town should do something with the Schwier property. Mr. Roberts stated that Mr. Frisbee would have to get a zone change and that the house is not in good condition. He shared that when the previous owners moved out, it was left in the condition from that day, and that it would require money to invest in renovating. The house has beautiful fireplaces in each room and an addition for a true kitchen, but with today's building codes, it doesn't meet compliance. Any renovation would change the home's character and include structural challenges. He suggests interested residents form a committee to bring ideas forward such as turning it into a museum with limited access. The project needs a champion and a plan could be used to control the development.

Commissioner S. Burnham asked about Willowbrook and Mr. Roberts explained that the owners and the town differ in the value/sale price/appraisal amounts.

**11. Executive Session:** none

**12. Adjournment:**

A **motion** was made by Commissioner Neary and **seconded** by Commissioner Kennedy to adjourn at 9:21pm and was ***unanimously approved. Motion passed.***

**Respectfully submitted,**  
**Catherine Potter**  
**Clerk**