

**Economic Development Commission
Regular Meeting Minutes
November 17, 2010**

Members Present: Vice-Chairman, Peter Karpinski, William Kenyon
Members Absent: Chairman Rodney Pinkham, William Colonis, Richard Rubin
Alternates Present: Richard LaCombe
Staff Present: Mark Wujtewicz, Planner

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

A quorum was established and Vice-Chairman Karpinski called the meeting to order at 6:30 pm. Alternate Richard LaCombe was appointed as a voting member of the Commission for the meeting.

2. APPROVAL OF MINUTES

Approval of the October 20, 2010 Regular Meeting Minutes.

MOTION made by Mr. LaCombe and seconded by Mr. Kenyon to approve the minutes of the October 20, 2010 Regular Meeting as presented.

VOTE: 3-0

3. COMMISSION PROJECTS

- **Honoring Waterford's Oldest Business** – The owner of Supreme Pizza has expressed interest in the project and Mr. Pinkham will contact them for a biography of the business.
- **Transportation Infrastructure** – The Rte. 95 impact study is still on schedule. The safety project is about 25% completed at this point. Barriers are up. Paving will not be done this fall. Funding is in place and the project will continue until completed.
- **Big Y** – Nothing new to report.
- **Impact of Taxes** – Nothing further to report.

4. DEVELOPMENT PROJECT STATUS (Staff Report)

376 Boston Post Road – Commercial construction – A preliminary application was received for the development and construction of a multi-tenant commercial building. A proposal was resubmitted and formally received by the Planning and Zoning Commission on April 26, 2010 and a presentation to the Commission was made on May 10, 2010. There are still outstanding issues, regarding screening from the adjacent residential property, number of units to occupy the building and potential for access to and from the adjacent property. A draft site plan was prepared and presented to the Planning and Zoning Commission. The application was again reviewed and changes were made. The Planning and Zoning Commission approved the site plan with conditions. Application is in for a building permit. Applicant has applied for a zoning compliance permit for site work while the building permit application is pending. Construction is underway.

28 Industrial Drive – Earth Products Extraction and Processing – Preliminary application has been received for the construction and operation of an earth product extraction and processing facility with a vehicle maintenance facility as an accessory use. A formal application was submitted to the Planning and Zoning Commission to be received at the September 13th meeting. A public hearing was scheduled for November 8, 2010 but was postponed because notification letters to property owners within 150 feet of the property were not sent out as required. Public hearing rescheduled for November 22, 2010.

Preliminary Application Reviews

22 Miner Lane – Multi-Family – A preliminary proposal has been submitted for a multi-family development. The project will be located on a parcel adjacent to the CVS Plaza and the veterinary facility on Miner Lane. The proposal is for 48 units contained within 8 separate buildings and has been designed with a quality and minimize impacts on the wetland systems. The project has received approval from the Waterford Conservation Commission. Preliminary application and supporting documents were distributed to agencies for review and comment. Plan review comments were forwarded to the agent for revisions to be implemented. There are egress issues that need to be addressed. The Fire Marshal has expressed some concerns about the lack of sprinklers in addition to the egress issues. There has been no response from the agent as yet.

5. PAYMENT OF BILLS - None

6. CORRESPONDENCE

- a. Copy of the 2011 EDC meeting schedule received.

7. OTHER BUSINESS

- a. 2009/2010 Annual Report – There were several suggested changes to the Annual Report. It was the consensus of the Committee that the Annual Report should be submitted with the suggested amendments.
- b. Review of Available Commercial and Industrial Properties – There are still several sections to be completed. There was discussion regarding having the information posted on the town web site. Mark W. reported that he had discussions with Tom Wagner, Planning Director, and it is a possibility. The Committee agreed that once the information is posted, there should be one person designated to input and update information. The Committee will have further discussion at a later date to determine who that person should be. Mr. Karpinski suggested that someone from the town secretarial staff be designated to merge all the information into one document.
Mark W. discussed the CERC *SiteFinder* web site. It is being enhanced to include “shovel-ready” sites. There is a questionnaire to be filled out and submitted to have information included on the site. The Committee agreed that it would be a good resource to have Town of Waterford available commercial properties included.
There was further discussion regarding some on-going and proposed projects in town.

8. ADJOURNMENT

MOTION was made by Mr. LaCombe, seconded by Mr. Kenyon to adjourn the November 17, 2010 meeting of the Economic Development Commission at 7:15 pm.

VOTE: 3-0

Respectfully submitted,

Margaret Liparulo
Recording Secretary