

**Economic Development Commission
Regular Meeting Minutes
January 19, 2010**

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

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

A quorum was established and Chairman Pinkham 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 December 15, 2010 Regular Meeting Minutes.

Mr. Karpinski requested that it be noted in the December 15, 2010 minutes that Paul Petrone from Waterford Patch and Robert Blinderman from the Chamber of Commerce were also in attendance.

MOTION made by Mr. LaCombe, seconded by Mr. Karpinski to approve the minutes of the December 15, 2010 Regular Meeting with the modifications as noted.

VOTE: 4-0 (Unanimous)

3. COMMISSION PROJECTS

- **Honoring Waterford's Oldest Business** ó Commission members reviewed the announcement that appeared in The Day newspaper regarding the Commission honoring Supreme Pizza at the State of Waterford ceremony scheduled for January 26, 2011. Mr. Karpinski commended Mr. LaCombe for his work on the announcement.
- **Transportation Infrastructure** – Mr. Kenyon stated that the safety project on I-95 from Rocky Neck to Waterford has been delayed due to winter weather conditions. He will try to get additional information for the next meeting.
- **Big Y** ó Nothing new to report
- **Impact of Taxes** ó Nothing new to report

4. DEVELOPMENT PROJECT STATUS (Staff Report)

Preliminary Application Reviews

372 Boston Post Road – Conversion of nightclub to restaurant

A preliminary application has been received for the conversion of the former September's nightclub to a restaurant. The existing building will be modified with interior improvements, a covered walkway in the front of the building and site improvements to the parking lot with landscaping. The interior improvements will include the addition of a retail space within the existing building.

- Preliminary application and supporting documents have been distributed to agencies for review and comment. (3/17/2010)
- The property is currently being marketed for sale. There hasn't been any contact from the property owner regarding the status of the preliminary application. (6/16/10)

- The applicant has modified the proposal to eliminate the restaurant, exterior improvements and retail space. The proposal currently under review is to change the use of the property to a sports bar. A site plan has been submitted and reviewed that reflects the most current proposal. The applicant will be submitting a formal application to the Planning and Zoning Commission shortly. (1/16/2011)

22 Miner Lane – Multi-Family ó 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 have been distributed to agencies for review and comment. Plan review comments have been forwarded to the agent and the Planning Staff is waiting revisions to be implemented. There are egress issues that need to be addressed. There has been no response from the agent as yet.

Administrative Reviews

217 Boston Post Road – Grader Jewelers - A preliminary application has been submitted for review for the former dental office located at 217 Boston Post Road. The new owners, Grader Jewelers are proposing to relocate into this building with a retail jewelry store on the first floor and offices on the second floor. Minor modifications are being proposed to the landscaping. A new relocated entrance to the building is also being proposed as part of the submittal. A modified plan depicting a more safe and handicap accessible access to the building has been proposed. The applicant will submit the plan to the building department for review (1/16/11)

5. PAYMENT OF BILLS

There were no bills for payment.

6. CORRESPONDENCE

- SECTOR Annual Report and Request for Funding
Chairman Pinkham also distributed the following for the members to review:
- Chamber of Commerce Newsletter
- Memorandum of Director of Finance Beers regarding recommendations for fleet sizing.

7. OTHER BUSINESS

Review of available Commercial and Industrial Properties

Chairman Pinkham stated that the Commission needs to determine what fields will be required for the new database. There was discussion regarding an inventory of available commercial and industrial properties in Town. M. Wujtecwicz explained where the industrial areas are located. Mr. LaCombe stated the need for the Town to promote industrial areas, and stated that the Commission may want to meet with the owners of available properties. Chairman Pinkham stated that the availability of utilities should be included in the information in the new database. M. Wujtecwicz stated that he had created a fact sheet for the airport property based upon a request for information on the property a couple of years ago from CEDC. He will bring it to the next meeting for the members to review as a template.

Economic Development Commission Budget meetings

M. Wujtewicz informed the Commission that the 2011-2012 budget is scheduled for presentation to the Board of Selectmen on January 27, 2011 and the Board of Finance on March 14, 2011. Chairman Pinkham noted that the RTM budget hearings are scheduled for May 2, 3 and 4, 2011.

8. NEW BUSINESS

9. ADJOURNMENT

MOTION was made by Chairman Pinkham, seconded by Mr. Kenyon to adjourn the January 19, 2011 regular meeting of the Economic Development Commission at 8:10 pm.

VOTE: 4-0 (Unanimous)

Respectfully submitted,

Dawn Choisy
Recording Secretary