

**Economic Development Commission  
Regular Meeting Minutes  
December 15, 2010**

**Members Present:** Chairman Rodney Pinkham, Peter Karpinski  
**Members Absent:** Richard Rubin, William Kenyon, 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 November 17, 2010 Regular Meeting Minutes.**

**MOTION** made by Mr. Karpinski, seconded by Mr. LaCombe to approve the minutes of the November 17, 2010 Regular Meeting as presented.

**VOTE: 3-0 (Unanimous)**

**3. COMMISSION PROJECTS**

- **Honoring Waterford's Oldest Business** ó Mr. LaCombe reported to the Commission that he has been in contact with the owners of Supreme Pizza and has requested that they submit a biography of the business. There was a discussion regarding the announcement that is placed in the newspaper for the event. Mr. LaCombe stated that he will generate the announcement for the newspaper. It was the consensus of the members that as long as a business has been in continuous operation, regardless of ownership, that it could still be considered eligible for the honor of Waterford's Oldest Business. Further discussion was held regarding the presentation at the State of Waterford ceremony scheduled for January 26<sup>th</sup>. A list of other businesses that may qualify for the honor for next year was reviewed.
- **Transportation Infrastructure** – Nothing new to report.
- **Big Y** ó Nothing new to report
- **Impact of Taxes** ó Nothing new to report

**4. DEVELOPMENT PROJECT STATUS (Staff Report)**

**28 Industrial Drive – Earth Products Extraction and Processing** ó 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 13<sup>th</sup> 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. The applicant has withdrawn the application from both the Planning and Zoning and the Conservation Commissions due to issues concerning the legality related to modifying the previous approved subdivision and future road extension designation

### Preliminary Application Reviews

**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.

## 5. PAYMENT OF BILLS

No bills received

## 6. CORRESPONDENCE

- Chairman Pinkham reviewed the business directory that was received from the Eastern Connecticut Chamber of Commerce.
- The newsletter from the Chamber was also reviewed.

## 7. OTHER BUSINESS

- Review and approval of the 2011/2012 Fiscal Year Budget  
The proposed budget for fiscal year 2011/2012 was reviewed.

**MOTION** made by Mr. Karpinski and seconded by Mr. LaCombe to approve the 2011/2012 proposed EDC budget.

**VOTE: 3-0**

- Review of available Commercial and Industrial Properties  
There was discussion regarding the creation and updating of a database for the available Commercial and Industrial properties in Town. M. Wujtewicz suggested that if the Commission was considering utilizing Planning Staff to maintain the database that they should contact Tom Wagner, Planning Director.

## 8. NEW BUSINESS

- The Annual Chamber of Commerce State of Waterford Meeting  
The Commission discussed the possibility of co-sponsorship of the Chamber of Commerce annual State of Waterford meeting. The intent of co-sponsorship would be to enable the light refreshments to be served without charging admission for the meeting. Also, co-sponsorship by a Town government agency would possibly enable mailings to all Town businesses, vice just Chamber members, and greater outreach to the public to increase attendance at the meeting. After some discussion it was decided not to pursue co-sponsorship for the upcoming meeting in January.

**9. ADJOURNMENT**

**MOTION** was made by Mr. Karpinski, seconded by Mr. LaCombe to adjourn the December 15, 2010 regular meeting of the Economic Development Commission at 8:10 pm.

**VOTE: 3-0 (Unanimous)**

Respectfully submitted,

Mark Wujtewicz  
Planner