

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

Members Present: Chairman Rodney Pinkham, Peter Karpinski, William Kenyon, Richard Rubin (6:43pm)
Members Absent: William Colonis
Alternates Present: Richard LaCombe

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 August 18, 2010 Regular Meeting Minutes.

MOTION made by Mr. Karpinski and seconded by Mr. LaCombe to approve the minutes of the August 18, 2010 Regular Meeting as presented.

VOTE: 4-0

3. COMMISSION PROJECTS

a. Honoring Waterford's Oldest Business – Mr. Pinkham checked into the history of Supreme Pizza and found that they have been in business in Waterford for a sufficient number of years to qualify for selection. There was some question as to whether a sale of the business within the past two years has any bearing; Mr. Pinkham will make a recommendation to the Commission. He has not yet contacted the owners to obtain a biography. Plans will have to be finalized in the next couple of months in order to have sufficient time to place the ad in “The Day” and make the presentation of the plaque in January.

b. Transportation Infrastructure – Mr. Kenyon reported that the environmental impact study is still on target. He has the name of the project manager for safety improvements and has tried to contact him. He has not been successful thus far but will continue to try to reach him. Mr. Pinkham will contact Public Works Director, Ronald Cusano to get a report of the progress of road work in town following storm damages last March. There was brief discussion regarding the construction of the sub-station on Oil Mill Road and landscaping issues.

c. Big Y – Nothing new to report.

d. Impact of Taxes – Commission members submitted written reports of their findings in the districts assigned to them. Chairman Pinkham would like to be able to compile the information into a database and possibly do a presentation at some point in the future showing commercial properties that are available and providing contact information.

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.

18 Industrial Drive – Expansion of an auto body business – The owner of Dawley Collision and Custom Auto Body has applied for a preliminary review to add a second building to the site for additional space to conduct his auto body business. The main use of the second building will be for storage of vehicles. Preliminary application and supporting documents were distributed to agencies for review and comment. The application was reviewed and approved by the Planning and Zoning Commission. A formal submission was presented to the Commission and approved. Building plans are under review. Once the site contractor has been selected, a preconstruction meeting will be scheduled.

741 Broad Street Extension – Shoreline Eye Group – Owners are proposing an expansion of the building and parking lot. The application was approved by the Planning and Zoning Commission and final plans were signed and have been filed on the land records. Preconstruction meeting was scheduled for September 13th.

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 reviewed at the September 13th meeting.

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

- a. **MOTION** made by Mr. Karpinski, seconded by Mr. Kenyon to pay Chamber of Commerce Invoice #20304, in the amount of \$15.00 for Mr. Pinkham’s attendance at the “Business After Hours” meeting on 8/4/10.

VOTE: 5-0

Mr. Pinkham reported that the meeting was well worth attending and he gathered some useful information.

- b. **MOTION** made by Mr. Karpinski, seconded by Mr. Kenyon to pay Chamber of Commerce Invoice #19845, in the amount of \$204.00 for membership dues renewal (8/1/10-7/31/2011).

VOTE: 5-0

Mr. Karpinski noted the current dues are actually less than the previous year, so it is well within the amount budgeted.

6. CORRESPONDENCE

- a. Memo from First Selectman regarding deadline for submission of the Annual Report of the Economic Development Commission.
- b. Chamber of Commerce monthly newsletter.
Chairman Pinkham offered to share the newsletter with any Commission members who would like to read it. It was also noted that the newsletter is available on the Chamber of Commerce website. Mr. Karpinski reminded members that there was a memo from Planning Director Tom Wagner and previous discussion regarding efforts being made by the town to “go green” and reduce paperwork by not reproducing minutes that are available on the town’s website.

7. OTHER BUSINESS

- a. There was some discussion regarding the absence of zoning regulations governing the installation of solar panels. Mr. LaCombe has had some discussion with First Selectman Dan Steward regarding the matter. Mr. LaCombe would like to bring the matter before the Planning and Zoning Commission on behalf of the Economic Development Commission for consideration of a moratorium until clear guidelines are established. There are concerns about the impact on property values and safety concerns for first responders who may not be aware that there is an alternate source of power on the property.

- b. There was brief discussion regarding recent news articles about fires in the area and fire hydrants that are actually designed to flush out water lines and are incapable of supplying sufficient water to extinguish fires. There was a question whether fire companies are aware of the “hydrants” that look like hydrants but are designed for flushing purposes. Chairman Pinkham will have a discussion with RTM Public Protection & Safety Committee member, Thomas Dembek.

8. ADJOURNMENT

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

VOTE: 5-0

Respectfully submitted,

Margaret Liparulo
Recording Secretary