

GRISWOLD ECONOMIC DEVELOPMENT COMMISSION

WEDNESDAY MARCH 16, 2011
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351

MINUTES

I. Regular Meeting – 7:00 P.M.

1. **Call to Order:** Chairman Giard called the meeting to order at 7:00 P.M.
2. **Roll Call:** EDC members Giard, Lach, and Hargus were present; Baber and Jetmore were absent
3. **Determination of Quorum:** Chairman Giard determined that there was a quorum for business.
4. **Approval of Minutes**
 - A. Approval of minutes of Meeting of February 16, 2011. EDC members reviewed briefly the minutes sent in the agenda package. Lach MOVED, SECONDED by Hargus, to approve the minutes of the February 16, 2011 meeting as presented. MOTION PASSED unanimously.
5. **Workshop**
 - A. Status of the MDP and 226 East Main Street; need for active participation in regional economic development plan (CEDS) update process. Town Planner Fontneau gave a short summary of the status of requested MDP project funds that are still included in the future DECD budget but could be removed during the refinements to the budget. Fontneau suggested that recent emails from seCTer staff show that the 2011 update to the CEDS plan were beginning and that Griswold should participate actively so the Town is not left out of future federal EDA funding opportunities. Griswold needs to have one or more projects of high regional economic significance that are included by regional consensus in the CEDS plan or the Town has little chance of receiving funds in future federal budgets for a period of five years. Possible projects at Triangle Wire and Cable parcels or at former Wyre-Wynde property are examples and various infrastructure projects related to economic development are examples of existing and possible future high priority regional projects in Griswold for the CEDS. After some discussion, EDC members suggested by consensus that staff write a letter to the First Selectman to explain the importance of active participation of EDC and staff in this CEDS update so Griswold is not left behind. Planner committed to do so.

- B.** Discussion of request for commercial incentive through a Buy-in/Tie-in Fee Credit Program: In the ongoing discussion of how EDC might help to ensure some incentives to commercial businesses locating in Griswold, the 2010 audit of the Town's financial conditions showed that \$5,562,352 went from the Town to Jewett City sewer plant and piping improvements over the years. This figure does not include several SCBG projects that involved engineering and plans for what plant and piping improvements were required to separate sewer and stormwater lines and reverse adverse conditions leading to the development moratorium. The total flow allocated to Griswold (GWPCA) is 160,000 gallons per day(gpd). In early 2001, Lisbon (LWPCA) capitalized with a payment of \$4,400,000 some 208,000 gpd allocation. Since 2001, LWPCA has been in a position to offer reduction in the buy-in portion of sewer connection. EDC expressed the hope that staff and letter could convince with Jewett City WPCA and GWPCA members that Griswold should be in a similar situation than Lisbon and use some kind of buy-in credit or waiver system for desired commercial development.
- C.** Status of STEAP Request for Proposals for downtown streetscape improvements: Chairman Giard asked Planner Fontneau to give an update of any progress in engaging consultant for a Main Street Corridor Streetscape Improvement Plan and Phase 1 features. The four short-list companies/teams chosen by the Board of Selectmen received a RFP with tasks similar to the RFQ document on March 11 with responses due by 4:00 P.M. March 31. Planner will advise the EDC members and Main Street Steering Subcommittee when the presentation meeting is scheduled by the BOS.
- D.** Report of activity from the Space Needs Committee: Chairman Giard reported that there had been no meeting of this Committee in the month of February.
- E.** Status review for commercial projects: Planner Fontneau summarized the status of commercial projects pending and approved in the Town and the Borough. He hoped that the new 109 room Hotel to be located behind PetroMax gas station would be proceeding in the spring. Several parties had spoken to him about uses and incentive available at Wyre-Wynde property. An application for a garden center, greenhouse and landscaping business facility had been filed with PZC for two joined lots at Lakeside Landing Subdivision on the former airport and Golf Barn parcel. Another building at Builders Surplus has also been discussed by the owners. During the discussion, the question was raised what the approximate cost per foot for installation of natural gas lines now as close as Plainfield came up and Planner agreed to get some reasonable estimate.
- 6. Correspondence:** None
- 7. Adjournment:** There being no further business, Hargus MOVED, SECONDED by Lach, TO ADJOURN THE MEETING at 8:01 P.M. MOTION PASSED unanimously.