

ECONOMIC DEVELOPMENT COMMISSION

Thursday, September 1, 2016  
Mulvey Municipal Center – North Conference Room – 7:00 p.m.  
Westbrook, CT 06498

PRESENT: James Crawford, Chair; Darlene Briggs; Mark Lynskey; John Leake  
Also Present: Meg Parulis, Town Planner; Erica Evans, Recording Secretary

ECONOMIC DEVELOPMENT COMMISSION:

1. Call To Order

Mr. Crawford called the meeting of the Economic Development Commission to order at 7:04 PM.

2. Update on New Development Applications – Town Planner

- Middlesex Hospital obtained approval by the state to add a linear accelerator to their facility. Part of the approval requires that they provide full services for cancer treatment so they need to add an additional 800sf to what was previously approved by Zoning. There is a deadline to get it done by next October. The project will be moving ahead quickly once the permit is obtained.
- There is a proposal to re-zone property at the end on Meadowbrook Rd. along the Patchogue River as a Planned Residential Development District (PRDD). Resident and architect, Bob Furno, has created a concept plan for 14 units that would be placed around a center courtyard. The applicant has demonstrated that the site could support a conventional 7 lot subdivision, each with a duplex, for a total of 14 units. The zone change would allow a more creative and environmentally sensitive layout, however, neighbors are concerned that the development is not in character with the neighborhood. There are also concerns about the lack of public water to serve the development.
- A revised application has been submitted for 20 Westbrook Place. They are proposing some limited public membership to the fitness center. Parking spaces will be provided at 36 & 70 Westbrook Place as well as behind the building. An easement will be provided behind the building to allow construction of a shared access drive as recommended in the UCONN study.
- Pilots Point has approached the Land Use Office about building approximately 20 storage units in the berm area. There are some septic issues that must be resolved before any new development can be allowed. Timing for the completion of the landscaping of the berms will be discussed when they make application.
- Zoning Regulations update – Ms. Parulis reported on public input sessions with the Council of Beaches, business owners, and “power users” (engineers, architects, and attorneys) The input received was summarized in a report to the Zoning Commission subcommittee and will be considered in the update.

3. Minutes: Regular Meeting, May 5, 2016  
Special Meeting, June 9, 2016  
Special Meeting, June 30, 2016  
Special Meeting, July 28, 2016

Approval of the minutes was deferred to the next meeting.

4. Bills: Recording Secretary.....\$50.07  
Ninigret Partners, LLC, Special Funds.....\$8,000.00

The amount for Ninigret Partners, LLC is the balance owed on the market analysis. The payment will be coming from special funds.

**Ms. Briggs made a motion to pay the bills as presented. Mr. Leake seconded the motion and it was unanimously approved.**

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### 5. Historic Marker on the Town Green

Mr. Crawford continues to search for someone to do the repairs to the historic marker on the town green. It is a metal post filled with concrete and the top of the post has degraded to the point that water is getting in allowing the material to expand and contract. There used to be a top that is no longer in place. Westbrook appears to be the only town that has had such an issue. Ms. Briggs suggested contacting Ming Truxes who at one time worked for the Office of Culture and Tourism at the state. Mr. Crawford indicated that he would make the contact.

### 6. Turnpike Autowreckers Brownfield Grant – Award Contract

There were 10 responses to the Request for Qualifications (RFQ). The subcommittee short-listed 5 consultants to be invited for an interview. Based on the interview, 3 of the consultants (Woodard & Curran, Fuss & O'Neill and AECOM) were prequalified to provide Environmental Engineering Services to the Town. A request for a fee proposal for the grant project was issued to the prequalified consultants. A copy of the rating and ranking of the proposals was distributed to committee members. It was recommended that the contract be awarded to Woodard & Curran (W&C). The W&C proposal includes a public involvement process facilitated by Fitzgerald & Halliday and a detailed sampling plan. Their unique knowledge of the site puts them in the best position to complete the investigation, develop a remediation strategy and position the town for future funding opportunities. Mr. Crawford stated that he feels comfortable with continuing to work with Woodard & Curran based on their knowledge of the site and experience working with the community. Ms. Parulis stated that the fee proposal of \$113,855 from W&C is less than the \$185,000 budgeted for the work. Ms. Parulis is checking in to the possibility of using some of the grant funds to conduct a Phase II assessment for the Precision Timing property on Westbrook Industrial Park Rd.

**Mr. Leake made a motion to award the contract to Woodard & Curran for the Turnpike Autowreckers project. Ms. Briggs seconded the motion and it was unanimously approved.**

Ms. Parulis will obtain a contract for the work from the consultant. The contract will be reviewed by DECD and town attorney prior to execution.

### 7. Adjournment

**Mr. Lynskey made a motion to adjourn at 7:32 PM. Mr. Leake seconded the motion and it was passed unanimously.**

Respectfully Submitted,  
Erica Evans, Recording Secretary