

APPROVED

SPECIAL JOINT ECONOMIC DEVELOPMENT COMMISSION  
AND  
TOWN CENTER REVITALIZATION COMMITTEE MEETING

Thursday, January 23, 2014  
Mulvey Municipal Center –5:00 p.m.  
**North Conference Room**

PRESENT: TCRC –Jim Crawford, Darlene Briggs, Mindy Gordon  
EDC – Jim Crawford, Darlene Briggs, Sylvia Guinan, John Leake

ALSO PRESENT: Meg Parulis, Town Planner; Lisa DeMaria, Recording Secretary

JOINT MEETING:

**1. Call to Order**

Mr. Crawford called the meeting to order at 5:10 p.m.

**2. UCONN Study –Progress Report**

No Report

**3. Town Center Parking Project/STEAP – Project Update**

The Commission Members received copies of the original project scope for the STEAP Grant with proposed changes to include access and shared parking through the Niagara Bank property located at 1238 Boston Post Road. She presented a concept plan developed by Peter Miniutti showing how the access could be configured. By extending into the bank property, the available parking could be doubled. Another advantage is that more room can be left for a new commercial building in the front of the parking area. The concept plan was shared with the bank’s corporate office and they have indicated that they are willing to work with the Town to provide this access. If the access can be provided through the bank property, there will not be a need to relocate Knothe Rd. Once the connection is made, the Town could potentially abandon the existing portion of Knothe Road from the parking entrance to Rte. 1. The monies saved from not building the road could be used to acquire the necessary right-of-way or easements for the shared parking. Now that the scope of the project has been worked out, the Commission agreed to forward the request to accept the STEAP Grant and appropriate the amount of the grant to the Board of Selectmen at their January 23, 2014 meeting for a tentative Town Meeting to be scheduled on February 13, 2014.

**4. Rte. 1 Corridor Study – Project Update**

There will be a Technical Advisory Committee meeting on February 4, 2014

**5. Minutes: Regular Meeting, November 25, 2013**

**Ms. Gordon made a motion to approve the November 25, 2013 Meeting Minutes as corrected. The motion was seconded by Ms. Briggs and unanimously approved.**

**6. Adjournment**

**Ms. Briggs made a motion to adjourn at 5:55 p.m. The motion was seconded by Ms. Guinan and unanimously approved.**

ECONOMIC DEVELOPMENT COMMISSION MEETING:

**1. Call to Order**

Mr. Crawford called the meeting to order at 5:55 p.m.

## **2. Update on New Development Applications – Town Planner**

The Zoning Commission approved a Site Plan Application for a piano repair business in an existing building located at 39 Grove beach Road North and a Special Permit Application for a barber shop in an existing building located at 79b Boston Post Road.

SARAH-Tuxis has applied for a Special Permit Application to enter into a lease agreement with the owner of 433 Boston Post Road to use the property for providing education, recreation and habitation to adult individuals with intellectual and developmental disabilities.

There have been preliminary discussions with VISTA representatives regarding the development of student housing on property located at 1961 Boston Post Road, previously approved for multi-family use.

An application has been submitted to the Inland Wetlands Commission for the construction of storage buildings at 2000 Boston Post Road (Vintage Motor Cars) to house customer automobiles waiting for restoration.

## **3. Minutes: Regular Meeting, November 25, 2013**

**Ms. Briggs made a motion to approve the Regular Meeting Minutes of November 25, 2013 as presented. The motion was seconded by Mr. Leake and unanimously approved.**

## **4. Budget FY 14/15**

A request for the TCRC budget was made to increase engineering, legal and contractual services in support of developing and implementing the Master Plan. The EDC budget remains the same. Both budgets will be reviewed by the Board of Selectmen at their meeting on January 23, 2014.

## **5. Bills: Recording Secretary.....\$48.70**

Miscellaneous....\$500.00, CT Main Street Renewal

Supplies....\$2,000.00, Flanagan Associates, Appraisal

**Ms. Guinan made a motion to pay the bill as presented. The motion was seconded by Ms. Briggs and unanimously approved.**

## **6. Adjournment**

**Ms. Briggs made a motion to adjourn at 6:00 p.m. The motion was seconded by Ms. Gordon and unanimously approved.**

## TOWN CENTER REVITALIZATION COMMITTEE

### **1. Call to Order:** There was no quorum.

Respectfully Submitted,

Lisa DeMaria, Recording Secretary