

APPROVED

JOINT ECONOMIC DEVELOPMENT COMMISSION  
AND  
TOWN CENTER REVITALIZATION COMMITTEE MEETING

Monday, September 23, 2013  
Mulvey Municipal Center – 7:00 p.m.  
**North Conference Room**

PRESENT: TCRC – Marilyn Ozols, Jim Crawford, Libby Waldron, Darlene Briggs  
EDC – Jim Crawford, Mark Lynskey, Sylvia Guinan, Ron Lyman, Darlene Briggs

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

JOINT MEETING:

**1. Call to Order**

Ms. Ozols called the meeting to order at 7:07 p.m.

**2. UCONN Study –Progress Report**

Ms. Parulis reported that she had met with Peter Miniutti from UCONN about resuming the study. Mr. Miniutti will attend the next meeting to present new work.

**3. Wastewater Disposal Infrastructure Study (Town Center & Flat Rock Place)**

Ms. Parulis explained that Phase I and Phase II of the Wastewater Study have been completed by the Town Engineering firm, Woodard & Curran.

The Town requested that Woodard & Curran evaluate potential wastewater disposal capacities within the Town Center area and Flat Rock Place to determine the level of growth that could be supported by one or more decentralized wastewater disposal system(s). Currently, the area consists of commercial, residential, and light industrial use buildings that are serviced by individual on-site wastewater disposal (septic) systems.

Ms. Ozols stated that the engineers looked at Ted Lane Field, Wren Park and two vacant lots on Flat Rock Place, and determined that these areas have the hydraulic capacity needed to accommodate the stormwater and sanitary systems that would be needed for full build-out based on the UCONN concept plan. Now that the Phase I and Phase II studies have determined that the planned growth is technically feasible, the Town can proceed with the Phase III Study which will evaluate economic considerations.

Ms. Parulis stated that a Phase III Study will give the Town an idea of what this project will cost and possible means of funding. She indicated that the engineers would make a full presentation of the study once Phase III is completed.

**4. Minutes: Regular Meeting, July 22, 2013**

**Mr. Crawford made a motion to approve the July 22, 2013 Meeting Minutes. The motion was seconded by Mr. Lyman and unanimously approved.**

**5. Adjournment**

**Ms. Briggs made a motion to adjourn at 7:44 p.m. The motion was seconded by Ms. Waldron and unanimously approved.**

ECONOMIC DEVELOPMENT COMMISSION MEETING:

**1. Call to Order**

Mr. Crawford called the meeting to order at 7:44 p.m.

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

Ms. Parulis reported that the owner of 1306 Boston Post Road, the former “Your Florist” property, is pursuing an §8-30g Affordable Housing Application. Currently the owner is facing enforcement action through the Building and Zoning Departments for creating more apartments than allowed in the CTC District with no permits.

There have been preliminary discussions regarding the expansion and development of 1961 Boston Post Road for housing.

The Board of Selectmen and Board of Finance have approved funding for the Town Engineers to analyze the Phase III Environmental Study for the old Turnpike Autowreckers property located at 88 Pond Meadow Road. If the Town were to take the property for back taxes, all previous environmental studies would have to be reviewed as part of a Phase I study within 6 months of taking ownership in accordance with the Transfer Act to protect the Town from future liability. HOPE Partnership has approached the Town for a possible partnership on remediating and developing the property as affordable housing. They currently have an option on the adjoining property (17 Willard St.) and were able to obtain the Phase III and share it with the Town as part of their agreement with the property owner.

The Town is currently pursuing acquisition of approx. 186 acres on Horse Hill Rd. within the Menunketesuck Greenway that will have both conservation and recreation value. The Board of Selectmen has authorized purchase and sales agreements contingent of receiving state or federal funding for 50% of the cost and approval at Town Meeting. The deadline for closing is October 15 and the anticipated state funding does not appear promising at this time. The contracts will likely need to be re-negotiated and other sources of funding pursued.

McKinney Wildlife Refuge has identified a grant for gaining access to Federal properties that would possibly assist the Town in upgrading Kirtland Landing.

Inland Wetland Agent, Heidi Wallace has met with a representative from Docko, Inc. to identify what is needed to build a kayak launch and pier behind Town Hall. The riverfront facility would be open for public use and used by the Park and Recreation Department for educational activities.

There has been no final decision on the grant for the Chapman Mill parking lot.

The Rt. 1 Corridor Study will kick-off in October. There will be at least two public workshops during the course of the study. A Stakeholder Advisory committee and a Technical Advisory Committee have been established. Mr. Crawford suggested that the Rt. 1 Corridor Study should be discussed under the EDC or Joint portion of the meeting. The Commission agreed.

**4. Minutes:** Regular Meeting, July 22, 2013

**Ms. Guinan made a motion to approve the Meeting Minutes as stated. The motion was seconded by Mr. Lynskey and unanimously approved.**

**5. Bills:** Recording Secretary.....\$82.79

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

**6. Adjournment**

**Ms. Briggs made a motion to adjourn at 8:10 p.m. The motion was seconded by Mr. Lynskey and unanimously approved.**

TOWN CENTER REVITALIZATION COMMITTEE

**1. Call to Order:**

Ms. Ozols called the meeting to order at 8:10 p.m.

**2. Minutes:** Regular Meeting, July 22, 2013

**Mr. Crawford made a motion to approve the July 22, 2013 Regular Meeting Minutes. The motion was seconded by Ms. Waldron and unanimously approved.**

**3. Bills:** Adopt-A-Spot, Special Funds.....\$330.00

**Mr. Crawford made a motion to pay the bills as presented. The motion was seconded by Ms. Briggs and unanimously approved.**

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

Ms. Parulis reported that she had just received the survey from Angus McDonald & Assoc. for the alternate access way from Westbrook Place to Knothe Rd. adjacent to 30 Westbrook Place. The survey will be turned over to the Town Engineers for preliminary design in order to determine if the road is feasible and develop cost estimates.

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

Covered in the EDC portion of the meeting under Planners report.

**6. Adjournment**

**Ms. Briggs made a motion to adjourn at 8:15 p.m. The motion was seconded by Mr. Crawford and unanimously approved.**

Respectfully Submitted,

Lisa DeMaria, Recording Secretary