

**Town of Seymour
Economic Development Commission**

COPY RECEIVED
DATE: 12/19/13
TIME: 8:20 AM
TOWN CLERK'S OFFICE

**Minutes
Tuesday, December 3, 2013 – 6:30 PM
Flaherty Room – Seymour Town Hall**

Members present: Jon Szuch, Michael Horbal, Rosalie Averill, Marietta Sabetta, Ron Balabon, Kathleen Conroy-Cass (7:05 p.m.)

Member absent: Ted Holly

Also present: Fred Messore, Economic Development Director, Maryanne DeTullio, Recording Secretary

ITEM #1 Call Meeting to Order

Meeting called to order at 6:40 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comments

First Selectman Kurt Miller was not in attendance at the meeting.

ITEM #4 Public Comments

There was no one from the public in attendance at the meeting.

ITEM #5 Approval of Prior Meeting Minutes – November 6, 2013 Meeting.

Mr. Horbal moved to approve the minutes of the November 6, 2013 meeting. The motion was seconded by Ms. Sabetta and carried unanimously.

ITEM #6 Economic Development Director's Report – Fred Messore.

Mr. Messore presented his report for November. He stated that he met with a prospective developer for Lopresti School. The Board of Selectmen have approved the corporation counsel to prepare a purchase and sale agreement for this property. There were only two bidders submitted and one did not have a consistent direction that the Town was looking to go into. Mr. Messore stated that the corporation counsel is working on the development agreement.

He stated that he also spoke with a company that is looking to purchase a building that is larger than the space that they are now occupying. He stated that they are interested in property at 81 Silvermine Road which is available and he provided them with information on the tax incentive program. He stated that he toured the property with their representative and contacted them afterward, but they have not made any decision at this time.

Mr. Messore stated that he met with Nafis and Young regarding LOCIP projects. He stated that he is working with the town engineers to identify some projects that could

benefit from this type of funding. He also stated that he toured the Clean Harbors property and they will be having a ribbon cutting ceremony next week.

Mr. Messore stated that he met with another group interested in the Lopresti School. He stated that until there is a firm deal in place he can speak with any interested parties. He stated that there is some funding available from DEEP to perform a hazardous materials assessment at this site. He stated that this could be beneficial to a potential developer. The Town may have to contribute toward the assessment.

Mr. Messore stated that the corporation counsel is handling the matter of the signage at the Seymour Industrial Park and the Welcome to Seymour signs. He stated that the evaluation report on these signs has been given to the corporation counsel.

Item #7 Discuss EDC concerns regarding various proposed zoning regulations

Mr. Horbal stated that if the Town is going to make major changes in the zoning regulations he felt that the Economic Development Commission should know about those. He stated that if the Commission has an opinion on the proposed changes they should make their concerns known to the Planning and Zoning Commission. He also stated that the Planning and Zoning Commission has a public hearing scheduled for Thursday, December 12, 2013 regarding proposed changes. These changes pertain to the reduction in the minimum size area needed for two-family and multi-family developments. This would also open up development of projects similar to a PDD. This type of zoning is in place in Shelton and has been very beneficial to it.

Mr. Messore stated that the Plan of Development for Seymour will also be updated. Mr. Horbal asked about the possibility of a marijuana dispensing facility coming to Seymour. Mr. Messore stated that the State is only going to allow a certain number of those type of facilities and he thought that the locations have already been determined by the State.

Mr. Horbal asked about a ten year strategic planning commission in Seymour. Mr. Messore stated that there is a capital projects commission which deals with long term capital projects in town. Mr. Horbal felt that this Commission should know more about this. Mr. Szuch stated that he felt this was something that the Board of Selectmen deal with. Mr. Horbal stated that he would like to see a list of the projects that they are looking at. He stated that he will contact the First Selectman regarding this matter.

ITEM #8 Update on signage for Silvermine Industrial Park and Welcome to Seymour signs.

Mr. Messore presented his evaluation report on the signs that have been erected. He stated that the company has since vacated their premises in Derby and he did not know where they are now located. He stated that the corporation counsel is handling the matter and the bond will be called. He stated that a new bid is being put out for the balance of the signs and the project is moving forward.

ITEM #9 Update finalizing and take action if necessary on 1st Generation Downtown Seymour Merchant & Parking Map final review:

a. Coordinated by: Averill, Horbal, Messore and Sabetta

Ms. Sabetta stated that 7500 copies of the parking map have been printed. Mr. Messore stated that he will present this at the Board of Selectmen meeting on December 18th. He also felt that a press release should be done about these. Ms. Sabetta felt that it would be good for members of the Commission to personally deliver copies of the maps to the various businesses in Town. Copies will also be available in town hall and at other locations throughout town. Mr. Messore asked about edits that may need to be made in the future. Ms. Sabetta stated that New Age can easily make any changes that need to be done.

ITEM #10 EDC Chairman's Report – No Report

ITEM #11 Old Business and ITEM #12 New Business

Mr. Messore stated that Milone and MacBroom will be making a presentation at the Board of Selectmen meeting on the Greenway Trail.

Mr. Szuch stated that the budget for next fiscal year will need to be worked on at the January meeting. He stated that there is approximately \$9,500. to \$10,000. remaining in this year's budget. He stated that the Commission needs to decide what to do with that balance. He felt that the Commission should look at a streetscape aesthetic design plan for the downtown area.

Mr. Messore stated that he felt that the top of the Strand Theater building is very visible and felt that a mural should be painted there depicting Seymour.

A motion to adjourn was made by Ms. Sabetta, seconded by Mr. Horbal and carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Maryanne DeTullio