

**Town of Seymour
Economic Development Commission
Minutes
Tuesday, April 2, 2013 – 6:30 PM
Flaherty Room – Seymour Town Hall**

COPY RECEIVED
DATE: 4/18/13
TIME: 2:10 pm
TOWN CLERK'S OFFICE

Members presents: Jon Szuch, Marietta Sabetta, Ted Holly, Rosalie Averill, and Kathleen Conroy-Cass.

ITEM #1 Call Meeting to Order

Meeting called to order at 6:35 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comment.

First Selectman Kurt Miller was not present at this time.

ITEM #4 Public Comments

There was no one from the public present at the meeting.

ITEM #5 Approval of Prior Meeting Minutes – March 5, 2013

Ms. Sabetta moved to approve the minutes of the March 5, 2013 meeting as presented. The motion was seconded by Mrs. Conroy-Cass and carried unanimously (5-0).

ITEM #6 Economic Development Director's Report(s) – Fred Messor

Mr. Messor presented his report for the month of March. He stated that the First Selectman has spoken with the Department of Public Works regarding the intersection at Church and West Streets. The First Selectman spoke with them about possibly eliminating the island and "T" off the intersection. This would be a town project done by the Department of Public Works. Mr. Messor stated that the process has just started and he will keep the Commission updated on the project.

Mr. Messor stated that the developer of the property at 2-4 New Haven Avenue has an application for a zone change before Planning and Zoning which is scheduled for a public hearing on April 11, 2013. He stated that the property will be redeveloped and they will have to deal with DOT on curb cuts and the traffic light. There are ongoing with DOT on the change to the light and if a new traffic light is required it could make the project unfeasible. Mr. Szuch stated that there is a bottleneck of traffic in that area and the road really needs to be widened.

Mrs. Averill moved to go out of order on the agenda and go back to Item #3. The motion was seconded by Ms. Sabetta and carried unanimously (5-0).

ITEM #3 First Selectman Comment.

First Selectman Miller stated that he has spoken with Department of Public Works on the intersection at Church and West Streets and the possibility of eliminating the right hand turn and making it a "T" intersection. He stated that the Town will be doing the work and at this time it is still in the planning process. Mr. Miller stated that work will be done to the outside of the town hall with plantings and landscaping work. This work should begin next week. The second phase of the project will be with the walkways. He also indicated that the Mattheis Foundation has expressed some interest in entertaining a grant for that. Mr. Miller stated that there is a plan in place to address the outside of the building and then they will be working on a plan for the interior. He stated that the flag pole will be repaired and lighting added. Mrs. Averill asked if the appraisal has been received and Mr. Miller stated that they should be receiving a draft shortly and it will be reviewed. Mr. Miller stated that the budget hearing is scheduled for April 10, 2013.

A motion to go back to the Item #6 on the agenda was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (5-0).

ITEM #6 Economic Development Director's Report(s) – Fred Messoré

Mr. Messoré stated that he attended the International Retail conference and felt that it was very well attended with more developers. He stated that he had information with him regarding Tri-Town Plaza. Mr. Messoré stated that he had to provide information, under an FOI request, to the attorney representing Housatonic Wire in their case with the insurance company as to the cause of the fire. He had to supply information regarding the remediation and clean up of the site. Mr. Messoré stated that it is now a clear site and the owner is dealing with the insurance and the lawsuit and at this time the town has no control of the property. The town did receive a \$500,000.00 grant from the State for use by a potential developer. The members felt that it would be beneficial to have that information made available to any interested developer as it may make the property more attractive. The members felt that something should be put on the website about the grant. Mr. Messoré stated that he does not have a grant letter from the State regarding the grant.

Mr. Messoré stated that he has spoken with a representative from the Post Office and they are not willing to do any upgrades to the building and indicated that they are not subject to ADA compliance laws. Mr. Szuch felt that the Town or town council should make the Post Office aware that they are not in compliance and the town is not going to be held responsible if anyone should get hurt on their property. It was suggested that Mr. Messoré convey this to the First Selectman.

Mr. Messore stated that he met with the vendor who will be doing the Welcome to Seymour signs. He stated that there is grant funds available for the signs and the works should be starting within the next few weeks. He stated that he will e-mail the members a list of where the signs will be located.

Mr. Messore stated that a grant was received for the Greenway Master Concept Plan and a consultant needs to be hired. He stated that since it is adjacent to the fish bypass the consultant that was doing that project has a lot of information and he recommended that the same individual be used for the greenway project. He stated that he made the case that this happen so that the bid process be waived and received notification that he has been waived. Milone and MacBroom consultants did the fish bypass project. He stated that the also spoke with VCOB and the Naugatuck Valley Green Committee regarding this.

Mrs. Averill asked if there had been any environmental testing done on the Beach Street property and Mr. Messore indicated that he did not know. Mr. Szuch asked about the Lake House property on Roosevelt Drive and Mr. Messore stated that the restaurant is still closed and he had no other information on the property. Mr. Szuch stated that the owner could be approached about what they are planning to do with the property. Mr. Szuch also asked about the John Allen property at Silvermine Industrial Park and Mr. Messore stated that he has an application before ZBA for storage buildings.

Mr. Messore stated that he has met with CL&P about the lighting work that they will be doing in the downtown area which should begin next week. He stated that he will make the chairman of the Downtown Committee aware of this. Mr. Messore stated that the contractor has been selected for the fish bypass and the selection has to go to the Attorney General for approval. The work should begin soon.

Mr. Szuch asked about signage regarding parking in the downtown area. A discussion followed regarding this issue and who should be responsible for the maps. Mr. Messore stated that he felt that signage identifying the location of the parking is important as are the maps that can be printed. Mr. Szuch stated that he did not think that the Downtown Committee will be undertaking the project and it was something that the EDC could do. They can allocate funds for the first printing of the maps. Mr. Messore felt that the downtown merchants could become involved in this and advertise their businesses on the maps. Mrs. Averill stated that several years ago breakfast meetings were held with the downtown merchants and she felt that those were beneficial and good ideas came out of them. She felt that it was something that could be started again. The members also felt that Mr. Messore could visit with the downtown merchants and see if they are interested in advertising on the parking maps.

Ms. Sabetta stated that there are businesses that are not listed on the business directory located on the EDC website and other that are no longer in business but still listed. She felt that the website directory needs to be updated.

There was no further business to discuss and a motion to adjourn was made by Mrs. Averill, seconded by Mr. Holly and carried unanimously (5-0).

The meeting was adjourned at 8:20 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary