

**Town of Seymour  
Economic Development Commission**

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TOWN CLERK'S OFFICE

**Minutes  
Tuesday, September 4, 2012 – 6:30 PM  
Flaherty Room – Seymour Town Hall**

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

Members absent: Michael Horbal

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

**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 Comments**

First Selectman Kurt Miller gave an update on the Housatonic Wire clean-up. He stated that Fred Messore and Rick Dunne, Valley Council of Governments, has been working on this to try and see why the project has not been moving forward. He further stated that they have found out that the owner, Alex Budzinski had a side deal with a company to act as project manager. That is the main reason why the project is stalled because there is not enough money. He stated that is being pursued by town council and town council has spoken with Mr. Budzinski's attorney who was not aware of the side deal. He stated that they will be doing all that they can to rectify the situation. Mr. Miller stated that he has instructed all enforcement officers to continue drive by inspections and if there are any violations they are to pursue the violations in the fullest extent possible.

Mr. Miller stated that there has been interest from prospective tenants for tri-town plaza and he is trying to help out where he can but the Town does not really have much to say about this. He also stated that there has been some positive feedback on the Sweet N'Eats property and an offer has been made for the entire parcel. He also stated that the property across from Webster Bank has been cleaned up.

First Selectman Miller also stated that at the Board of Selectmen meeting this evening, Planimetrics will be making a presentation. The downtown merchants will also be in attendance to give an update of their monthly meeting. Mr. Miller stated that hopefully the Board of Selectmen will take action on the downtown committee. He stated that he is asking that a member from EDC be a part of that committee and the rest will be all downtown business owners. He stated that the parking attendant has been very well received in the downtown area by the business owners. Mrs. Averill stated that it seems that the only thing that they don't like is the two hour parking limit. Mrs. Conroy-Cass stated that it has always been two hours and the merchants are very happy with this. Mr. Miller stated that the Department of Public Works has been cleaning up the downtown area once a week.

Mr. Miller stated that the town meeting on the fish bypass will be on 9/20/12. He stated that DEP is just waiting for the final documents and bid specifications should be going out shortly.

Mrs. Averill asked about the Seymour Lumber property and Mr. Miller stated that he has spoken with the person who was interested but was not sure what was going on there. Mr. Messoro stated that he spoke with the broker involved with the property and that individual is no longer interested and the property is being marketed for sale. Mr. Miller stated that the start date for the new HR manager will be 10/1/12. He also stated that the blight officer is on the agenda for the Board of Selectmen meeting and there have been many applicants for the position. He stated that the sub-committee of the Board will be making a recommendation at their meeting on 9/16/12.

Mr. Miller stated that he will be giving a State of Town address in early November. Mrs. Averill asked about the company hired to assess the buildings and Mr. Miller stated that they will be starting work this week.

#### ITEM #4 Approval of Prior Meeting Minutes – July 3, 2012 Meeting.

Mrs. Averill moved to approve the minutes of the July 3, 2012 meeting. The motion was seconded by Ms. Sabetta and carried 7-0.

#### Item #5 Economic Development Director's Report – Fred Messoro

Mr. Messoro stated that he will be attending the Board of Selectmen meeting this evening when Planimetrics makes their presentation. He also stated that the downtown committee will be discussed at that meeting. He stated that a liaison from this Board should be on that Committee. The Board discussed this and it was felt that Rosalie Averill and Mike Horbal would be on that Committee.

Mr. Messoro stated that his report is for July and August and a lot of things have been already covered a lot of the items on the report. He stated that he toured the downtown area with Dee Caruso to decide what would be considered for downtown grants. He stated that with the downtown plan of action in place this will help tremendously in getting grants. He stated that he attended all department head meetings in town. He also stated that he met with the Post Master regarding handicap access to the Seymour Post Office.

#### Item #6 – Public Comments

Howard Enquist, Derby Avenue stated that he is trying to do something with his property and has had some interest in it. He asked about the tax incentive program and Mr. Szuch stated that there is a lot of information available on the program.

## Item #7 - Joe Migani Presentation

Joe Migani made a presentation regarding his proposed design and development of Phase II of his 15 Bank Street project. He stated that there is a need for senior housing in Seymour. This phase of his project would be for 26 one bedroom apartments with a community room and other amenities. There would be some parking underneath. He stated that the challenge with this project is with parking. He is requesting Planning & Zoning to waive the parking requirements to have one-half space per apartment. He stated that they have found that there are not that many tenants that do have cars and there is municipal parking available in close proximity to the property. He stated that Planning & Zoning should be acting on his application next week.

A motion to adjourn was made by Mrs. Averill, seconded by Mr. Balabon and carried unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Maryanne DeTullio