

**Town of Seymour
Economic Development Commission**

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DATE: 5/8/12
TIME: 1:00 p.m.
TOWN CLERK'S OFFICE

**Minutes
Tuesday, May 1, 2012 – 6:30 PM
Flaherty Room – Seymour Town Hall**

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

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 was not present.

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

Mr. Holly moved to approve the minutes of the April 3, 2012 meeting. The motion was seconded by Ms. Sabetta and carried unanimously (5-0), with Mr. Horbal abstaining.

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

Mr. Messore presented his report. He stated that he toured the Thule facility to review their renovation plans and presented the tax incentive plan to them. He stated that they have limited space on their property but are doing some renovations.

He stated that all the permits have been issued for the demolition work at Housatonic Wire. Mrs. Averil asked if a bond was necessary to remove the debris. Mr. Messore stated that he did not know but work was started on Friday, April 27th. The site had been prepared with soil and erosion controls and other Inland-Wetlands requirements. He stated that the project is being overseen by a consulting firm for the State of Connecticut.

Mr. Messore stated that he attended the Transportation Committee meeting at VCOG. Mrs. Averil noted that there had been an editorial in the newspaper about transportation and how it effects economic development. She asked if this was discussed at the Committee meeting. Mr. Messore stated that it was not and the Committee primarily reviews transportation projects in the region and the possibility of getting state or federal funding for these projects. He stated that in terms of the train he mentioned it at the CEDS meeting in Waterbury but there is no train yard in Waterbury and the train in only one way which makes it somewhat restrictive.

Mr. Messore stated that at last month's meeting the Commission wanted him to reach out to the owners of 770 Derby Avenue, which is owned by the Gallante Trust

Partnership. He stated that he met with the partners and toured the building with representatives from Seymour Ambulance. Seymour Ambulance is using the building for their drills at this time. He stated that it is an industrial building with office space. He stated that the First Selectman and Public Works Director also looked at the building and the Building Committee may also do an on-site visit. He stated that the Building Committee is assessing four buildings and also looking at consolidating some of the Town offices and departments. They will be looking at LoPresti School, 98 Bank Street, Town Hall and the Community Center. Mrs. Averil asked why they were not touring the Public Work facility and Mr. Messore stated that they probably will at some point.

Mr. Messore stated that he attended a meeting in Beacon Falls with Haynes, the First Selectman, and Rick Dunne to get an update on the Route 67-42 TOD project and how it may be able to move forward. He stated that the cost of the project is very high and there are some obstacles with the road. He stated that there was some funding that came through Congresswoman Rosa DeLauro's office and some of those funds were used for a study. He stated that if federal funds were pursued it would involve a lot of things and it may be more feasible to pursue HUD funding or State funding. He stated that Haynes needs to meet with Congresswoman's DeLauro about the funding and also see if there is any environmental remediation funding available. He stated that he is trying to get information to help them get an application in place.

Mr. Messore stated that the downtown merchants was well attended and there was some good feedback. He stated that hopefully the public meeting about the downtown will also be well attended and good feedback obtained. Mrs. Averil asked about the response to the questionnaire and Mr. Szuch stated that Planimetrics does not share that information until the public meeting.

Mr. Szuch asked if there was any further interest in the old CVS and Mr. Messore stated that there has been some interest but no proposal made. Mr. Szuch asked about Tri-Town Plaza and Mr. Holly stated that some people have been looking but no proposals.

Mr. Messore stated that he has spoken with Bob Looker, Town Planner and asked him if the Planning & Zoning Commission has discussed the updating of the Plan of Conservation and Development. He stated that there has been a proposal from VCOG regarding updating the plan. Mrs. Averil asked about the proposal on the Burns building and Mr. Messor stated that it will be commercial on the first floor and the same number of apartments and bedrooms that were there before.

Ms. Sabetta stated that there are no signs on Great Hill Road advertising the public meeting. Mr. Messore stated that 30 signs were put up around town and a lot of them have been removed by the DOT. He stated that he had informed them that the signs would be going up and asked that they do not remove them. He also spoke with Glenn Calder of Planimetrics about getting a few more signs.

Mrs. Conroy-Cass stated that Public Works has been working downtown and cleaning it up. She also stated that after the downtown merchants meeting there seems to be more parking available. Mr. Horbal stated that at the downtown merchants meeting a number of people spoke about the need for better signage to direct people to Bank Street.

ITEM #6 – Public Comments

Howard Enquist stated that his business has been slow but he is working.

ITEM #7 – DARP Updates

Mr. Horbal stated that not that many attended the meeting and not much was said at the meeting. He felt that a master plan for the whole area is needed. Mr. Szuch stated that is something that the Town should be doing. There would then be a concept and something that could be shown to potential developers. Mr. Horbal stated that the Town only has control over what it owns.

ITEM #8 – Chairman's Report

Mr. Szuch stated that he had nothing new to report.

ITEM #8 – Old Business

ITEM #9 – New Business

Mr. Horbal stated that Bob Looker and Jim Baldwin, Chairman of Planning & Zoning Commission asked if the Commission was going to comment on Joe Migani's project for 38 Columbus Street. Mr. Messoro stated that Mr. Migani gave an informal presentation to P&Z on this project and an application will be submitted at their May meeting. Mr. Looker indicated that one of the main concerns on the project is the parking. Mr. Szuch stated that the Commission needs to determine if they want to have more age restricted housing in the downtown area. Mr. Horbal felt that it would be a good idea for this Commission to have knowledge of any commercial developments being proposed in Town. Mr. Messoro asked the members if they felt that another elderly housing development would be beneficial in the downtown area. The Commission can discuss this further at their next meeting and present comments when the public hearing is held at Planning & Zoning.

Mr. Horbal stated that the Allstate commercial driver's training site should be opening soon. He also noted that the restaurant on Roosevelt Drive being proposed by Tony Marvuli is coming along.

A motion to adjourn the meeting was made by Mrs. Averill, seconded by Mr. Holly and carried unanimously (7-0).

The meeting was adjourned at 8:08 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary