

**Town of Seymour
Economic Development Department**

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**Minutes
Tuesday, October 4, 2011 – 7:00 PM
Flaherty Room – Seymour Town Hall**

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

Members 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 7:08 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 Paul Roy was not in attendance at this point in the meeting.

ITEM #4 Public Comments

Howard Enquist, 768 Derby Avenue stated that he was happy that the road has been paved in front of his property.

Item #5 Approval of Prior Meeting Minutes – September 6, 2011 EDC Meeting.

Ms. Sabetta noted several typographical errors in the minutes:

Page 2, Paragraph 6 the name is corrected to Joseph Migani

Page 2, Paragraph 7 second line should be "may be"

Page 2, Paragraph 8 name should be Ronald Spector

Page 2, last paragraph should be Messore

Page 3, Paragraph 12 should be "met" and not meeting

Mrs. Averill moved to accept the minutes with the noted changes. The motion was seconded by Mr. Balabon and carried unanimously (6-0).

ITEM #6 Updated TonSha Marketing Report – Sharon Grodzicki

Mrs. Grodzicki was not present at the meeting.

ITEM #7 Economic Development Director's Report – Fred Messore

Mr. Messore stated that regarding Item #6 TonSha Marketing Report that there have been a lot of inquiries from people signing up for the SeymourEDC.com website business directory. He stated that there have been a few issues with making entries on the website and he has notified Mrs. Grodzicki about those. He also stated that a short message from him will be posted on the website.

Mr. Messore presented his monthly report and stated that he met with Lorrie Lynn Chatlos from the CT Department of Labor. She is the representative for this area and they discussed the effects of the storms and hurricane Irene that hit Seymour. She asked if there were any businesses that had to layoff staff because of damage caused by the hurricane. Mr. Messore stated that he put her in contact with Kerite Company since they had damage and it may have affected their business.

Mr. Messore stated that the Planning & Zoning Commission met regarding the revisions to the sign regulations and will speak more about that later in the meeting. He also attended the Inland-Wetlands Commission meeting and met with the Chairman of the Sewer Commission. They had an issue with clearing on certain easements and did obtain permission from Wetlands to do the clearing required. He stated that the Sewer Commission will be able to get the permit to do the clearing under the supervision of Peter Jerzierny, Inland Wetlands Enforcement Officer and Jim Galligan, Nafis & Young, Town Engineers. He stated that hopefully he can now speak with John Fanotto, Chairman, Sewer Commission about having a survey done regarding Roosevelt Drive area for potential sewers.

Mr. Messore stated that he met with CEI, Comprehensive Environmental Inc. which is a newly formed group established by Seby Amenta. They do engineering work and he wanted to let him know that they were available if their services were needed. He stated that they do have good connections with DOT and Metro North.

Mr. Messore also met with Lisa Raymond owner of Kutrite, Tom Murphy from CT DOT and Jeff Meinke from Baker Properties. This was regarding the intersection of Skokorat and Rt 67 area and the widening of the road work that was done there. There was an issue with the Kutrite signage in that area and with the widening there is no room for her sign any longer. He stated that they tried to find a way for her sign to be placed there. He stated that the only solution that she has a right to do, if she would like to, is identify an area that is not in the State property right of way and lease it from the State and then put her sign up.

He also met with Ron Spector owner of Tri-town Plaza and discussed what they were doing with the property. Fred stated he believed that right now there is no market for tenants for the size of the current leasing space available in the plaza. He stated that the question is how to best market that space. Mrs. Averill stated that if it were subdivided it may make it more marketable. Mr. Messore stated that he did not think that the owner was against subdividing but it may not be prudent to do that before there is an interested tenant. Mr. Horbal asked if Tri-Town Plaza leasing dollar rate were price competitive and Mr. Messore stated that he did not have that information. He thought that Mr. Spector may be going with a broker to market the property in the near future.

Mr. Messore stated that he met with State representatives to discuss flood damage done in Seymour. He stated that there are no FEMA funds available as the Town does not meet certain criteria. He stated that on the countywide damage there is enough just in Seymour. He stated that there is really no way to recoup any funding. He stated that the Public Work budget is tapped out. He stated that we need assistance

and another meeting was held with the Governor's Office to see if there is any emergency funding legislation that could be put in place for Seymour.

He stated that he attended the CNG ribbon cutting. This is the first clean energy fueling station in Connecticut in West Haven at the Metro Taxi facility. He stated that one of the things that they were adamant of doing there was to apply for grants which they were able to do for the project. He stated that he met with some of the representatives that were there to possibly promote some properties in Seymour for the same type of station. He stated that they do a full renovation of the property and all the improvements are done by them.

Mr. Messore stated that he met with Bill Mahoney of Label Systems Authentication who is looking to relocate his business. He has a very specialized need for his business. He needs a free standing building which is very secure. He stated that he does not know if there is anything available in Seymour for them but felt it was a good meeting.

He stated that he discussed by phone with Michael Cain formerly from Mt. Auburn Associates who did the 2007 Seymour MEDP and Kimberly Whitaker from CT Main Street Association regarding the current Seymour MEDP. The report was done in 2007 which can be used and marketed until we get an updated plan for 2012. The 2002 Town of Seymour Plan of Conservation and Development needs to be updated for 2012 by state law. Chairman Szuch stated at this time there is no funding in place to hire a consultant to do this and that perhaps Mr. Messore can bring this topic up in the next budgetary process for 2012-13. He also stated that we could possibly take some parts of this current MEDP and implement it. Mr. Balabon stated that there was no one here to properly implement the plan as the former ED Director resigned in December 2008 and was not replaced until Mr. Messore was hired in July 2011. Mr. Horbal stated that the Seymour P&Z has looked at the mandatory requirement to update as a time to re-define their signage and other regulations. They have typically made small changes to the zoning regulations and have not given too much thought to the changes to the economic picture in town. Mr. Messore stated that this identifies where the town is and it talks about the challenges that we have and also talks about zoning. He stated that we could take this as a catalyst for the Plan of Conservation and Development and get this plan updated so it could be utilized. Mr. Messore stated that he presented the suggestions for Seymour Downtown Action because he received a call from Kimberly Whitaker and she sent it to him. He stated that there was a preservation grant application that was sent to his e-mail. He spoke with the individual and wanted to find out if Seymour was in good standing order with CT Main Street Association as that was one of the criteria for applying for the grant. He stated that he was told that Seymour was in good standing order and received a grant last year for signage over \$30,000 to update signage in town. They also told him that Seymour needed to focus more on a plan for downtown. She had a lot of information on Seymour. Mr. Messore told her that we didn't need a grant for signage but she wondered if the funds could be reallocated toward doing a development plan for downtown. Mr. Szuch stated that Whitaker was here in town in 2010 and this was all discussed and she wanted to do a Charette which was very expensive and Seymour refused to pay for this. Mr. Messore stated that this is more for discussion and we need to have a plan adopted and what is the quickest way to do this. Mr. Szuch stated that until we can get something done then this is what we have to work with.

Mr. Messore stated that he met with the manager of Auto Zone and they have not had a formal opening yet and he did not know when the formal opening would be.

He stated that HazPro is handling the clean up at Housatonic Wire and the permits will be finally issued and the work started. A letter was sent out to the neighbors that the work would be starting and they should hopefully be moving forward shortly.

He also stated that the town is working with a local developer in Milford who donating a playscape to the Town of Seymour for one of the schools or parks to replace one that was burned. It had to be removed from its present location in Milford and brought to Seymour.

Mr. Messore stated that the Commission needs to decide if they want to join CEDAS. He thought that the funds have already been appropriated so that everyone will be a member. Mr. Szuch stated that has already been taken care of and the check should be issued. Mrs. Averill moved to add to the agenda the expending of funds for CERC membership. The motion was seconded by Mr. Balabon and carried unanimously (6-0).

Mr. Messore stated that the CERC membership is to have exposure access for the town itself on the local and state level. The current properties are through Loopnet, which is a commercial website and limited. He stated that this does not give you that much information but CERC is based off of Connecticut Economic Resource data and they update the data. He stated that if the Commission goes with the \$550.00 fee when the link is accessed it will be through CERC and will allow someone to navigate outside of the Town of Seymour. If we want to keep it guided to just our page only, it will be a local edition which will be a membership fee of \$800.00. Mr. Balabon moved that the Commission appropriate \$800.00 for membership in CERT. The motion was seconded by Ms. Sabetta and carried unanimously (6-0).

ITEM #8 Updated Report – continue discussion from EDC subcommittee to consider making recommendations of changes to Seymour P&Z for updating 2012 Town of Seymour Plan of Development.

Mr. Horbal stated that the sub-committee met and went through the current sign regulations and the proposed regulations from Planning & Zoning Commission. He stated that there were a lack of certain definitions to the terms in the regulations and often new terms were introduced with no definition. He stated that we wanted to encourage P&Z to better define the terms and also to make recommendations on certain types of signs. He stated they also wanted to make recommendations regarding fines for people who violate the regulations. The ZEO has received a lot of complaints about the different signs. Mr. Horbal stated that after the sub-committee meeting he went back and spoke to Bob Looker Town Planner about certain things; about adding in to the regulations regarding fines. Mr. Looker stated that the fines are part of a town ordinance and he could not support a fee in the regulations for violations since it is part of a town ordinance currently. He stated that you could only use the term fines only pursuant to the town ordinance. It is already covered in the town ordinance and should not be part of the regulations. Mr. Horbal also stated that a lot of the revisions that we are making to P&Z are word changes and clean ups. He stated

that he also sent a copy of the recommendations to Jim Baldwin, Chairman of P&Z and he is been a big promoter for changes to the sign regulations. He stated that Mr. Baldwin knows that they need to be cleaned up and revised. Mr. Baldwin felt that the final decision should be left up to the ZEO and that is something that the sub-committee did not agree with him on. Mr. Horbal stated that P&Z will be meeting October 13 on this and part of the public hearing will discuss any of the recommendations that we have made to the sign regulations.

Mrs. Averill asked if it was the Commission's intention to make a recommendation that these be presented to them for consideration. Mr. Horbal stated that is what he would ask the ED Commission to do but with the understanding that these are recommendations only, not mandates. Mr. Messore stated that the Seymour ED Commission is an advisory board per town charter and can make recommendations to other boards. Mr. Balabon moved that the sub-committee recommendations regarding the sign regulations be made as recommendations only to the Planning & Zoning Commission at their meeting on October 13, 2011. The motion was seconded by Ms. Conroy-Cass and carried unanimously (6-0).

ITEM #9 DARP – EDC Concept discussion continuation

Mrs. Averill moved that this matter be tabled to the November meeting. The motion was seconded by Ms. Sabetta and carried unanimously (6-0).

ITEM #10 EDC Chairman's Report

No additional report was made.

ITEM #11 Old Business

There was no old business to discuss.

ITEM #12 New Business

There was no new business to discuss.

ITEM #13 Correspondence

There was no correspondence submitted.

A motion to adjourn the meeting was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (6-0).

The meeting was adjourned at 915 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary