

**Town of Seymour
Economic Development Department**

Minutes

**Tuesday – September 1, 2009 @ 7:00pm
Flaherty Room _ Town Hall**

Members Present: Jon Szuch, Joe Cass, Rosalie Averill, Marietta Sabetta, Ron Balabon, Michael H. Horbal.

Members Absent: Ted Holly.

Others Present: Lou Regina, developer, Joe Sullivan VPA, Theresa Conroy State Representative, Rick Dunne, VCOG. Paul Roy joined the meeting in progress.

ITEM # 1 Call Meeting in Order.

Meeting called in order at 7:00pm by Chairman Jon Szuch.

ITEM # 2 Pledge of Allegiance.

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM # 3 First Selectman Comments.

First Selectman Robert J. Koskelowski not present at the moment.

ITEM # 4 Approval of August 4, 2009 Minutes.

Motion to approve minutes with the following correction:

Under ITEM # 9 the **NH Copper** paragraph should read as follows – ‘had a conference with Mike Bellotti and Brian Guichard from Olin Corp along with Jim Galligan, Town Engineer about the status of the retaining wall. The plans for the wall are being revised and will need to be approved by Town Engineer. Depending on the specifications of the project, P&Z approval might not be required. The plans that were discussed *during the telephone conversation* would take about 3-4 days to complete.’

Motion: Rosalie Averill

Second: Michael H. Horbal

Vote: Yes-5

No-0

Abstain-1 (R. Balabon)

Absent-1 (T. Holly)

Motion passes.

Motion to move to ITEM # 11 on the agenda Public Comment.

Motion: Rosalie Averill

Second: Michael H. Horbal

Vote: Yes-6

No-0

Abstain-0

Absent-1 (T. Holly)

Motion passes.

State Representative Theresa Conroy complimented the Chairman and the entire Commission for being so passionate and proactive. Rep. Conroy organized a meeting in Town with the State DECD Maya Lowenberg to determine how the State can help and support the Town of Seymour with Economic Growth. At the meeting were also present First Selectman Robert J. Koskelowski, Town Planner Bob Looker, Rick Dunne from

VCOG, EDC Chairman Jon Szuch and Nancy Onofrio. It was determined that the Town needs to come up with an MPO (Municipal Development Project) to become eligible for more state funds. The Town needs it's own vision to attract developers.

Developer Lou Regina, owner of the Oxmour Plaza explained to the commission the reasons why it takes time to attract the big retailers to Seymour. Seymour does not yet fit the matrix used by big retailer and we also lack day time population. Other surrounding towns have the day time population and their proximity to more affluent towns puts them in an ideal position to attract bigger retailers. He said that we are slowly growing into the matrix and that we will eventually fill and develop more and more areas in town but we need to look at what the town should be attracting in order to increase the day time population in the downtown area like medical offices and attorneys offices.

VCOG Rick Dunne supported Mr. Regina's explanation and added that to increase the day time population we need to bring more residential units in the downtown. We need to find ways for people to want to walk from place to place, to use public transportation to spend time downtown and to want to spend money. He believes the first step is to sell the Town to the residents and then the developers/retailers.

The new CVS plaza is due to open early 2010 and crews are aggressively working on the site. The groundbreaking ceremony will take place on September 17, 2009 at 10:00am.

ITEM # 5 Continue Discussion about Video Update.

A few items were added to the list of interviews and places to be filmed.

Motion to send a letter to BOS to approve waving the bidding process to re-hire VPA to perform the updates on the 2006 Town Video for the new 2010 Town Video.

Motion: Ron Balabon

Second: Marietta Sabetta

Vote: Yes- 6

No-0

Abstain-0

Absent-1 (Ted Holly)

Motion passes.

ITEM # 6 Discuss Aesthetic Codes.

At the request of Chairman Jon Szuch, the commission received a package from Theresa Conroy about aesthetic codes and towns and cities throughout the State that have adopted aesthetic codes. This item will be added on the October agenda to give the commissioners some time to review the information and come with recommendations. Copies of the package have also been sent to Cliff Strumello Chairman of P&Z.

ITEM # 7 Update on EDC Proposed Zone Changes.

P&Z held a Public Hearing on July 9, 2009 on the EDC Proposed Zone Changes. At the August 13, 2009 P&Z meeting the board approved to following changes:

1. The property at 109 River Street to be changed from the present LI-1 District to the C-2 General Commercial District.
2. The properties at 79 Main Street and 53 DeForest Street to be changed from the present GI-2 to the C-2 General Commercial District.

3. The property at 182 North Street to be changed from the present GI-2 to the C-2 General Commercial District.
4. The property at 53 New Haven Road to be changed from the present R-18 to the C-2 General Commercial District.
5. The property at 69 New Haven Road to be changed from the present R-18 to the C-2 General Commercial District.

ITEM # 8 ED Director Report.

Secretary's Report:

Walgreens – spoke with Walter Wood about the status of the Walgreens and his intentions with the current building once the new Walgreen's opens. Mr. Wood has not formally received a request from Walgreen's stating they will be moving or to renegotiate the terms of the lease. Mr. Wood has every intention to keep the plaza filled and to work with town officials to replace Walgreen's with a store that will fit the needs of residents. My contact at Richlin expressed a desire to relocate back to Seymour and the Seymour Plaza would be the perfect location. The two parties will engage in conversations in the next few weeks.

Richlin Auto - spoke with Richard Amerling, secretary of Amerling Corporation, parent company of Richlin Auto, about the possibility of relocating to Seymour. They are still very interested. Have not really looked at any Seymour sites over the past 12 months but are working with a local realtor.

NH Copper - Spoke with Mike Bellotti, their engineer is still revising plans for the wall and addressing all the concerns voiced by Jim Galligan.

SONIC Drive-ins - in communication with a contact at Sonic to see if we can interest them to move to town. Sonic has just opened a store in Connecticut and is looking to expand throughout the State.

EDC Ad in the Voices - at the last meeting the Commission decided to place an ad in the Annual Seymour Guide sponsored by Voices. An ad was placed in the Seymour Town Guide encouraging businesses to contact the Economic Development Department.

EDC Banner @ French Park - a banner was placed at French park at the beginning of summer advertising the launch of the Economic Development Website.

Welcome Wagon – worked together with Senior Marketing Consultant Debi Molfese to sponsor a Town of Seymour page in the Valley Booklet. The ad was complimentary to the Town and will be feature in the Seymour Booklet that covers the towns of Seymour, Derby and Ansonia. Welcome Wagon has been around for over 80 years welcoming new residents to Seymour that move into a home or an apartment.

Marketing with TonSha – samples for the marketing campaign were shown to the commissioners. Will have more material at the next meeting.

Tri-Town Plaza – case was postponed to November. It was discovered that the sitting Judge had a conflict of interest having worked for the firm that drafted the lease for the plaza.

ITEM # 9 Chairman Report.

No further comments.

ITEM # 10 Business Updates.
No further discussion.

ITEM # 12 Correspondence.

The following articles were attached to the agenda:

- Seymour bond rating upgraded to AA-, NH Register, August 12, 2009
- Waterbury Line worth the investment, Conn Post, August 12, 2009
- Seymour PZC makes zone changes, NH Register, August 14, 2009
- Seymour Zone Changes designed to attract business, Conn Post, August 14, 2009
- Town of Seymour gets bond rating boost, Valley Gazette, August 14, 2009
- Board changes town landscape, Valley Gazette, August 19, 2009
- Commercial Growth sought, Rep Amer., August 23, 2009

No other correspondence.

ITEM # 13 Adjournment.

Motion to adjourn at 9:02 pm.

Motion: Rosalie Averill

Second: Joe Cass

Vote: Yes-6

No-0

Abstain-0

Absent1 (T. Holly)

Motion passes.

Respectfully,



Nancy Onofrio
Recording Secretary