

Town of Seymour
Economic Development Department

Minutes
Tuesday – June 2, 2009 @ 7:00pm
Flaherty Room – Town Hall

Members Present: Jon Szuch, Ted Holly, Joe Cass, Michael H. Horbal, Marietta Sabetta, Ron Balabon, Rosalie Averill, Nancy Onofrio, Recording Secretary.

Others Present: Alex Budzinski, Housatonic Lumber, Russ Smith, Housatonic Lumber, John Allen, Allen's Plumbing.

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.
Chairman Jon Szuch read the following two letters into record:

Letter from EDC to Planning and Zoning Commission

Date: April 8, 2009
TO: Planning and Zoning Commission
FROM: EDC
RE: Proposed zone changes

Dear Commissioners,

In conjunction with EDC's goal of improving economic development, the EDC request the Planning and Zoning Commission consider revising the Zone Districts as shown on the attached maps.

The EDC, after meeting with Town Planner, Robert Looker, voted to recommend certain Zone District changes which we believe would allow for improvement in the downtown area and throughout the Town by encouraging commercial growth. Generally, the areas of consideration are extensions of the existing Commercial Zones or revisions from Industrial and Recreational Commercial Zones to Commercial Zones.

Our Commission would be pleased to meet with you to discuss the recommendations. We look forward to hearing from you.

Respectfully Submitted,
The Economic Development Commission

Letter from the First Selectman to the Planning and Zoning Commission

Date: May 14, 2009
TO: Planning and Zoning
FROM: Robert J. Koskelowski
RE: EDC proposed zone changes

Dear Commissioners,

I like to state my support for the EDC recommended zone changes.

History, throughout the country, has shown manufacturing facilities leaving the downtown aread for decades now, as we have experienced in the Town of Seymour as well. The zone changes proposed by EDC would be beneficial to bring Seymour into the 21st century. If the changes are made it would encourage commercial development and attract the types of developers and therefore businesses the Town is looking for.

Thank you for your consideration.

Chairman Jon Szuch points out that the proposed changes fall in line with the Master Economic Development Plan.

ITEM # 4 Approval of May 5, 2009 Minutes.

Motion to approve minutes with corrections (see attachment).

Motion: Rosalie Averill

Second: Marietta Sabetta

Vote: Yes-5 (J. Szuch, R. Averill, M. Sabetta, J. Cass, M.H. Horbal) No-0

Abstain-2 (T. Holly, R. Balabon) Disqualified-0 Absent-0

ITEM # 5 ED Director Report.

Secretary's Report:

- **Downtown Business Breakfast** on May 13, 2009 – attendance was poor do to the Brimfield Antique Market in Massachusset. The few merchants in attendance provided valuable information on what the Downtown Association is currently working on.
- **P&Z meeting** on May 14, 2009 – some commissioners attended the meeting to present the EDC Proposed Zone Changed to the Commission.
- **Financials** – end of Fiscal Year is June 30, 2009. All available funds will be encumbered before the end of the month and will be available for the commission to use on all ongoing projects for the rest of the year.
- **Marketing** – meeting with Sharon from TonSha on June 3 to discuss how to market the Town. Will work off an old brochure and make updates to have something printed within the next two months. The marketing material will tie in with the website.

ITEM # 6 Update on the EDC Website.

The EDC website will launch June 4, 2009. Updates are being made on a daily basis and the website will continue to grow and evolve based on feedback.

ITEM # 7 Chairman Report.

The Downtown Clean-up event was a success. The commission would like to thank everyone who participated and contributed to the clean-up.

ITEM # 8 Business Updates.

The P&Z meeting was attended by Michael H. Horbal, Rosalie Averill, and Marietta Sabetta on May 14, 2009. The Commissioners explained to P&Z the reasons for the proposed changes. P&Z will look at the proposed zone changes and discuss the item at their next meeting June 11, at which point a public hearing should be scheduled. The commission will remain involved in the process to continue to show support for this project in the effort to attract commercial development. The letter from the First Selectman stating support for the proposed changes was also read into record by P&Z Chairman Cliff Strumello.

ITEM # 9 Public Comment.

Russ Smith and Alex Budzinski of Housatonic Wire Company, 109 River Street, attended the meeting to share their ideas about developing the site. Russ Smith builder and developer and owner of Amity Construction and Design has been in business for about 30 years both in residential and commercial development. The way Mr. Smith approaches his projects is by opening communication with the local agency such as EDC, Planning & Zoning, etc. He, together with property owner Alex Budzinski, acknowledge the many advantages of developing in town as well as the uniqueness of the site and is looking at the planning phase from all different angles: from the developers point of view, from the Town's point of view and from the potential end-user as well. Smith explained that both the Master Economic Development Plan and the EDC Questionnaires were a good starting point to begin the planning process for the site. The plan for right now is to demolish the existing building and develop a mixed-use facility that will address some of the needs of the Town. Architecturally the new building will have an industrial flair and it will make use of some old equipment left behind by the water company that will both accent the property as well as showcase some of the site's history.

John Allen, Allen's Plumbing Supply, 145 Bank Street, is in support of the project described above. Mr. Allen feels that the valley, the all American Valley, is a great place to be, with a lot of history and great traditions.

ITEM # 10 Correspondence.

The following articles were included with the agenda:

- Car wash approved for Route 67, New Haven Register, May 3, 2009
- Volunteers needed for Sunday cleanup in downtown Seymour, New Haven Register, May 15, 2009
- Town Web site aims to lure business, New Haven Register, May 30, 2009

ITEM # 11 Adjournment.

Motion to adjourn at 8:45 pm.

Motion: Rosalie Averill

Second: Joe Cass

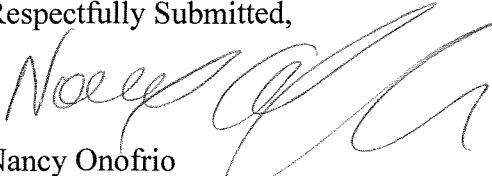
Vote: Yes-7 No-0

Abstain-0

Disqualified-0

Absent-0

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Nancy Onofrio', written in dark ink.

Nancy Onofrio

Recording Secretary