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**Town of Seymour  
Economic Development Commission  
Minutes  
Tuesday, January 6, 2015 – 6:30 PM  
Flaherty Room - Seymour Town Hall**

Members presents: Jon Szuch, Marietta Sabetta, Michael Horbal, Rosalie Averill, Kathleen Conroy-Cass, Alex Danka, Christine Ailman

**ITEM #1 Call Meeting to Order**

Meeting called to order at 6:30 p.m. by Chairman Jon Szuch.

**ITEM #2 Pledge of Allegiance**

Pledge of Allegiance led by Chairman Jon Szuch.

**ITEM #3 First Selectman Comment.**

First Selectman Kurt Miller was not in attendance at the meeting.

**ITEM #4 Public Comments**

Alex Budzinski, Seymour Wire stated that he was present to discuss a plan on how he can work with the Town on the development and sale of his property. He stated that he had a prospective buyer for the property who wanted to put up residential apartments on the site. He stated that at a meeting with the Town he was told that they did not want residential only and were looking for mixed use. Mr. Messore stated that he never told him no on residential development. Fred Frassinelli, AMS Real Estate, the agent for Mr. Budzinski stated that they were told that the Town would prefer mixed use development. Mr. Horbal asked if any specifics were presented at that meeting. Mr. Frassinelli stated that nothing was really presented as far as plans or specifics. Mr. Danka stated that it appears that there was a misunderstanding and thought that they should have pursued it with other town officials.

Mr. Budzinski stated that any prospective buyer will need to know the condition of the soil. He had testing done a while ago but updated testing needs to be done. He stated that the Town would benefit from having testing done and he is looking for the Town to do the testing. He stated that the Town has a grant that they can use for that. Mr. Messore stated that there are certain parameters on the grant and what it can be used for. Theresa Conroy, State Representative stated that the grant is still available to the Town and it is for the new owner of the property. Mr. Szuch stated that the only way the grant funds can be used are if the property is sold and the new owner uses the funds. Mr. Horbal stated that the Commission is always looking to improve the downtown area and would be willing to assist with the development of the site. He stated that the Commission would like to know what is being proposed and see some specific details.

**ITEM #5 Approval of Prior Meeting Minutes –December 2, 2014.**

Mrs. Averill moved to approve the minutes from the December 2, 2014 meeting. The motion was seconded by Ms. Ailman and carried unanimously (6-0).

## ITEM #6 – 2015-16 EDC Budget discussion

The members reviewed the proposed budget for 2015/16 in the total amount of \$10,000.00. Mr. Szuch explained that the \$10,000.00 would be \$1,500.00 for website domains maintenance and upgrades and \$7,500.00 for additional signage throughout Town. Mrs. Averill asked if there was a plan as to where the signs would go. Mr. Szuch stated that there was not at this time and it was something that can be handled by Mr. Messore. Mrs. Averill moved to present the proposed budget in the amount of \$10,000.00 to the Board of Finance. The motion was seconded by Mr. Horbal and carried unanimously (7-0).

Mr. Horbal stated that he has heard that a sign is needed for Wakeley Street. Mr. Szuch stated that would be a Public Works issue. Ms. Sabetta stated that the encumbered money has to be used for signs or maps. Mr. Szuch stated that the encumbered funds are \$3,500.00 and there are no signs showing where the parking areas are in town. There are five parking lots and should be identified. It was decided to get a price from NuAge for these signs.

## ITEM #7 – HWCO Site – to be discussed by owner.

This Item was handled during the public comments portion of the meeting.

## ITEM #8 – Fred Messore – Economic Development Director's status update.

Mr. Messore presented his report for December, 2014 and also the fourth quarter report (copies attached). Mr. Horbal asked about the fish bypass and Mr. Messore stated that there are still some items that the State needs to sign off on. Mr. Messore stated that the land use approvals are in place for LoPresti School and that the Board of Selectmen tonight needed to approve the tax abatement plan. He stated that once the zoning approvals were obtained there was a 15 day appeal period. He stated that hopefully the closing can be scheduled by March.

Mr. Horbal asked about the property at 84 New Haven Road that the owners want to donate to the Town. He stated that this property slopes sharply and is not developable. Mr. Messore stated that he does not have a site plan or any information regarding wetlands or other conditions on the property and more analysis needs to be done on how much the property is worth. He also stated that lease has been signed for part of the former CVS site with American Pie & Pub. He also stated that he spoke with the agent for Liquid Chef and gave him information about the tax incentive program.

Mr. Messore stated that he met with representatives from CERT, which does marketing of commercial buildings for the State. They recruit businesses and provide services to them. He stated that the Town will be hiring them to do some analysis of town properties. He felt that this information will be helpful in marketing those properties.

He also stated that the proceeds from the sale of the LoPresti School will go back into the infrastructure of municipal buildings in town.

ITEM #9 – EDC Concepts to implement remainder 2014-15 fiscal year

ITEM #10 – EDC Chairman's Report – No Report

ITEM #11 – Old Business – None

ITEM #12 – New Business – None

ITEM #13 – Correspondence - None

A motion to adjourn was made by Mrs. Averill, seconded by Ms. Sabetta and carried unanimously (7-0).

The meeting was adjourned at 8:10 p.m. by Chairman Jon Szuch.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary

(Prior to transferring title to real property containing a residential building designed to be occupied by one or two families)\*

County of New Haven

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**(A) EXEMPTION FOR NEWER HOMES:** ☐ a building permit for new occupancy of the premises named above was issued on or after October 1, 2005. *(If checked, skip rest of form and sign below before a notary or commissioner of the superior court)*

**(B) PARTIAL EXEMPTION FOR CERTAIN HOMES:** ☐ a building permit for new occupancy of the premises named above was issued on or after October 1, 1985. (If checked, skip to Section D below)

**(C) SMOKE DETECTORS:** The premises named above is equipped with smoke detection equipment in working order that is capable of sensing visible or invisible smoke particles, is installed in accordance with the manufacturer's instructions and in the immediate vicinity of each bedroom, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The smoke detector(s) are:

- ☐ Hard-wired  
☐ Battery-operated or plug-in with battery backup

**(D) NO COMBUSTION:** ☐ the premises named above does not contain any fuel-burning appliance, fireplace or attached garage. (If checked, skip Section E and sign below before a notary or commissioner of the superior court)

**(E) CARBON MONOXIDE DETECTORS:** The premises named above is equipped with carbon monoxide detection equipment in working order that is capable of sensing carbon monoxide present in parts per million, is installed in accordance with the manufacturer's instructions, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The carbon monoxide detector(s) are:

- ☐ Hard-wired
- ☐ Battery-operated or plug-in with battery backup

Nothing in this affidavit shall constitute a warranty beyond the transfer of title. By acceptance of this affidavit, Buyer(s) acknowledge that affiants possess no special technical knowledge regarding the inner workings of smoke and carbon monoxide detectors and that Buyer(s) have had an opportunity to perform a home inspection and have had the opportunity of assessing whether the installed detectors satisfy the requirements detailed above.

I/we understand that I/we will credit the Buyer(s) with the sum of \$250 at closing for failing to provide this affidavit.

Edgar Astrove

Owner

Subscribed and sworn to, before me, this \_\_\_\_\_ day of January, 2015.

**Notary Public**

My Commission expires:

\* This affidavit is not required for (1) Any transfer from one or more co-owners solely to one or more of the other co-owners; (2) transfers made to the spouse, mother, father, brother, sister, child, grandparent or grandchild of the transferor where no consideration is paid; (3) transfers pursuant to an order of the court; (4) transfers by the federal government or any political subdivision thereof; (5) transfers by deed in lieu of foreclosure; (6) any transfer of title incident to the refinancing of an existing debt secured by a mortgage; (7) transfers by mortgage deed or other instrument to secure a debt where the transferor's title to the real property being transferred is subject to a preexisting debt secured by a mortgage; and (8) transfers made by executors, administrators, trustees or conservators.

# TOWN OF SEYMOUR

Seymour Economic Development

1 First Street, Seymour, CT 06483

Phone: 203-463-3008 Fax: 203-881-5005

[www.seymouredc.com](http://www.seymouredc.com)

## EDC DEC 2014 REPORT

12/2 Spoke with Mike Joyce and Ryan Chmielewski from Milone and MacBroom regarding the Design Services Amendment for Phase I of the Greenway Trail

12/3 Spoke with Kevin Foley, Cushman and Wakefield, regarding a land need for 10-15 acres for a Manufacturing Company

12/7-12/9 Attended International Council of Shopping Centers in New York to help market the available Sites

12/10 Spoke with Heidi Marino from the Liquid Chef regarding 10 Beach St purchase and Tax Incentive Program

12/11 Zoning was approved for the Re-Adaptive Housing Plan for 29 Maple St the Former LoPresti School property

12/16 Spoke with Bob McSherry from Sabo Auto Body regarding his existing Adopt a Spot location which was not part of the 1<sup>st</sup> round of signs due to good condition.

12/29 Spoke with Corrine Sorentino regarding 7.53 Acres of Land the Owners are considering donating to the Town of Seymour for Tax Purposes. This is a followup from our initial discussion on July 8, 2014.

12/30 Spoke with Bryan Atherton from Atherton & Associates. They have the listing for Lease at Tri-Town Plaza.



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## 4<sup>th</sup> Quarterly Report 2014

### Economic Development

9/30-12/31/14

Fred A. Messoré

Department Specific Update: no changes to staff

Budgetary Update: Budget is in good standing with levels consistent for year to date

### Accomplishments / Recognition of Department or Members:

Adopt a Spot Signs have been installed

Completion of \$6 Million Paul Pawlak Sr. Fishway and Park at Tigue Dam

Electric Vehicle Charging Station was installed to the Paul Pawlak Sr. Fishway and Park at Tigue Dam with infrastructure work for pad and electrical being subsidized by CT DEEP

Demolition of Former Seymour Lumber Site

Received the CT Economic Resource Center (CERC) Celebrate Connecticut Award for Waterbury/ Naugatuck for the Paul Pawlak Sr. Fishway and Park at Tigue Dam

All Land Use Approvals for 42 Market Rate Apartments and re-adaptive use of former LoPresti School.

Review Goals for the Quarter: All Three Goals for Quarter were achieved successfully.

Negotiated a revised Design Services Amendment from Milone & MacBroom for Phase 1 of the Seymour Greenway Trail and Linear Park

Received ALL Land Use Approvals which will help finalize the Sale of the former LoPresti School

Former Seymour Lumber Property (located at 79-101 Bank St) was demolished



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**Issue Resolution:** Finalized last design and administration approvals for the Adopt a Spot Signs, locations and began implementing contracts with existing and new sponsors

Negotiated revised Seymour Greenway and Linear Park – Design Services Amendment with vendor, Milone & MacBroom

Facilitated final approvals, permits and taxes being paid prior to the demolition of Former Seymour Lumber Site preparing it for Sale and Redevelopment

**Look Ahead:** Work with HWCO and Seymour Lumber owner/Real Estate agents to help market sites for redevelopment including Tri-Town Shopping Center which recently hired a Brokerage firm to help market the vacant retail boxes. Investigate the possible Land donation to the Town / Seymour Housing Authority by the owners of 84 New Haven Ave. (Single Family property on 7.53 acres) Work with VCOG on a pilot program for Transit-Oriented Development (TOD) Planning

**Establish 3 Goals for the upcoming quarter:**

1. Execute final Contract for Phase 1 Design of Greenway Trail
2. Finalize the Sale and Property Transfer for 29 Maple St. (Former LoPresti School)
3. Work with property owners and Real Estate professionals to fill vacancies of key parcels, including but limiting to HWCO, Seymour Lumber and Tri-town



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