

**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
TUESDAY, JANUARY 20, 2009 AT 7:30 A.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOMS 207 / 209**

Commissioners Present:

Bea Fiorino, Kathleen Gannon, Arthur Hostage and David Pelletier

Commissioners Absent:

Chairman Brian Miller, Lelah Campo, Justin Adinolfi

Staff Present:

Jerry Sitko, Economic Development Coordinator and Michael Milone, Town Manager (arrived at 8:20 a.m.)

Others Present:

John Lesky, Liaison for the Cheshire Chamber of Commerce; Michael Lombardi of Centerland Development Company (departed at 8:05 a.m.) and Paul Bowman (departed at 8:05 a.m.)

**I. CALL TO ORDER**

Ms. Gannon called the meeting to order at 7:35 a.m.

**II. ROLL CALL**

The roll was taken.

**III. DETERMINATION OF QUORUM**

It was determined that a quorum was present.

**IV. PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**V. APPROVAL OF MINUTES – December 16, 2008 Regular Meeting**

**MOTION** by Mr. Hostage that the minutes from the December 16, 2008 Regular Meeting of the Economic Development Commission be accepted as presented. **SECONDED** by Ms. Gannon.

**VOTE:** In Favor – Fiorino, Gannon, Hostage and Pelletier  
Opposed – None

The motion passed 4 – 0.

**VI. COMMUNICATIONS**

- A) E-mail from Town Manager's Office  
Re: Conflict of Interest Ordinance

Mr. Sitko asked Commissioners to review the Conflict of Interest Ordinance that was included in this packet. Any questions or concerns should be directed to Mr. Sitko or the Town Manager's office.

**VII. BUSINESS**

- A) Presentation Re: Rite Aid Pharmacy

Mr. Sitko welcomed Michael Lombardi of Centerland Development Company and Paul Bowman to the Economic Development Commission meeting.

Mr. Lombardi explained that this building was designed completely for this location. One of the goals is to have a building that is in tune with the architecture, locally, but at the same time we would not have issues with maintaining. The design is a New England themed retail building that has some residential elements but at the same time the applicant has proposed some clapboard siding, which will be very maintenance free. There will be a nice allotment of windows, as to not have a "big box" look to it. There will be modest signage as well.

Commissioners commented that the proposed design would fit in nice to the area.

Mr. Lombardi noted that this application is before the Planning and Zoning Commission now and has been working with the Inland & Wetland Commission, with minimal comments.

In terms of economic development facts, Mr. Lombardi commented that this proposal should create approximately 8 to 10 new jobs with this re-location project from the existing Rite Aid Maplecroft Plaza location. The hours will be approximately 8 a.m. until 9 p.m. but will be adding the drive-thru window to this new location, in the rear.

The existing Rite Aid store is approximately 10,000 to 11,000 square feet and this new proposed Rite Aid store will be over 14,000 square feet.

Mr. Lesky asked about the proposed signage and if there would be a sign on Highland Avenue? Mr. Lombardi replied that the signage still needed to be approved by the Town Beautification Committee. There is a sign proposed to be facing Main Street on the exterior of the building as well as another sign on the property.

Commissioners and the applicant had discussions regarding the flow of traffic on the site with regards to using the drive-thru, entering and exiting the property. It was noted that the drive-thru would be for prescriptions only.

Mr. Lombardi talked about the required parking spaces for the new proposed Rite Aid, which is 87 spaces and stated that in an effort to improve the landscape of the site, the applicant has applied for deferred parking for the site.

Mr. Hostage asked when construction is expected to start? Mr. Lombardi stated that it depends on how fast the approval process will take but more than likely it would be the end of 2009 or early 2010 before the project would start.

Ms. Gannon asked about the height of the proposed building and Mr. Lombardi replied that it would only be a little taller than the post office building, next door. He added that with the gable ends that break up the façade, it would give an appearance that reduces the scale of the building.

Commissioners thanked Mr. Lombardi and Mr. Bowman for attending this morning's meeting.

Commissioners expressed their concern that the traffic flow be set up to improve the area and not make more of a problem for that area. They also commented that they like the proposed design for the site.

Mr. Sitko noted that Stop & Shop has a long-term lease on the property where Rite Aid is proposing to build their new store.

#### B) Meetings with Cheshire companies

Mr. Sitko invited AIS to the next Economic Development Commission meeting. Chairman Miller and Mr. Sitko have suggested inviting an Economist in to a future meeting as well.

#### C) West Main Street Commercial Area Streetscape Improvements Project Update

Mr. Sitko reported that the State of Connecticut had a meeting in December regarding the culvert replacement project, which is still planned for the Summer of 2011. The West Main Street Commercial Area Streetscape Improvements Committee is working with the State Department of Transportation regarding pedestrian crossing options. There has also been further discussion regarding the extension of the Linear Trail.

Bids are expected to start in the Spring for 30 – 35% of the West Main Street Project and after the culvert is replaced, the remainder of the project will move forward.

#### D) Business Survey & Strategic Work Plan

Ms. Gannon reported that Chairman Miller presented the Strategic Work Plan to the Town Council last Tuesday. It seemed to be well received by the Council. Town Manager Milone noted that he is working to arrange an on-camera interview with Chairman Miller for the Cheshire Town Government channel.

Mr. Sitko is starting on developing the focus groups, at least 3 or 4 of them, so that they can start meeting by the Spring. He noted that Sheldon Dill had expressed an interest in moderating the focus groups.

## E) Business Appreciation Day

Mr. Sitko is working with Elim Park to coordinate a date in May for Business Appreciation Day with the guest speaker for the event, Todd Kallman, President of Commercial Engines and Global Services for Pratt & Whitney. Elim Park has again volunteered to pay for the printing of the Business Day brochure.

## F) Liaison Reports

Mr. Lesky, Liaison for the Cheshire Chamber of Commerce, talked about the upcoming Annual Meeting, scheduled for January 22<sup>nd</sup> at the Farms Country Club.

Ms. Fiorino and Mr. Sitko reported that the Town Beautification Committee was reaching out to the 5 Adopt-a-Spot companies from 2008 to see who would be interested for 2009. They both commented on how nice the Cheshire Public Library and Artsplace looks, with the help of the Town Beautification Committee input.

## G) Coordinator's Report

Mr. Sitko reported that there was an article in the packet about the WS Development project planned in the north end, which is moving slowly. They are hopeful that an application will be submitted by June. It was noted that their approval is good for 5 years but WS Development will have to come in this summer for an extension of their Zone Change approval, which expires after 1 year.

Mr. Sitko reported that Protocol, a call center located at 7 McKee Place, is closing its doors in March. A layoff notice was received by the Town resulting in 160 people becoming idle about 100 of which are full time employees.

There were articles in the packet about Napoli Foods and Greenwich Coffee for Commissioners to review.

Mr. Sitko commented that he would be attending the Annual Chamber of Commerce meeting this week.

At Town Manager Milone's request, Mr. Sitko made a call to check the status of the new post office and discovered that there is a freeze on projects, again. Commissioners again expressed their displeasure in the length of time this project is taking. They also noted that even with the help of Senator Dodd and Representative Murphy's offices, along with the support of the Cheshire Chamber of Commerce, this project still has not been able to progress.

Bovano's announced that they are selling their property on South Main Street and would like to operate elsewhere. Mr. Sitko plans to contact the owner this week.

## H) Other

Ms. Gannon noted that Town Councilor, Sheldon Dill, has been appointed Town Council Liaison to the Economic Development Commission.

Ms. Gannon commented that this would be Commissioner Pelletier's last meeting with the Economic Development Commission.

**MOTION** by Arthur Hostage that the Economic Development Commission wished to express its deepest appreciation to David Pelletier for his time and service to the Commission. **SECONDED** by Bea Fiorino.

VOTE: In Favor – Fiorino, Gannon, Hostage and Pelletier  
Opposed – None

The motion passed 4 - 0.

Mr. Pelletier thanked the Commissioners and stated that it has been an honor and pleasure to serve on the Economic Development Commission.

Mr. Hostage suggested that a way for former Commission members that have served for a while and have made significant contributions be created so they can be invited back for specific occasions, welcomed back at any time because everyone has something special to bring to this Commission. Ms. Gannon commented that anyone that wanted to be on the agenda mailing list could be added and of course stated that Mr. Pelletier was welcomed back at any time.

Town Manager Milone stated that he was also at this meeting to wish Mr. Pelletier well and hoped that he would be available to help out with the Town Committees again in the near future. Mr. Sitko also thanked Mr. Pelletier for his time and guidance with the Commission.

## **VIII. ADJOURNMENT**

**MOTION** by Ms. Fiorino to adjourned the meeting at 8:40 a.m.; **SECONDED** by Mr. Pelletier.

VOTE: In Favor – Fiorino, Gannon, Hostage and Pelletier  
Opposed – None

The motion passed 4 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary