

**REGULAR MEETING  
CHESHIRE ECONOMIC DEVELOPMENT COMMISSION  
Tuesday, April 16, 2019  
7:30 a.m. – Room 207/209 – Town Hall**

Commissioners Present:

David Pelletier, Derek Gromko, Don Dobbs, Dan O’Connell, William Stanley,  
Peter Nichols

Staff Present:

Jerry Sitko, Economic Development Coordinator

Town Council Liaison:

Patti Flynn-Harris

**I. CALL TO ORDER**

Mr. Pelletier called the meeting to order at 7:30 a.m.

**II. ROLL CALL**

The roll was called.

**III. DETERMINATION OF QUORUM**

A quorum was present.

**IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**V. APPROVAL OF MINUTES – Regular Meeting – March 19, 2019**

Mr. Stanley made a motion to accept minutes for regular meeting – March 19, 2019. Mr. Dobbs seconded the motion which passed unanimously.

**VI. Communications**

Election of officers will be held during the regular meeting on May 21, 2019.

**VII. Business**

a) Speakers for Future Meetings

Brian Bedard, President, Elim Park, was not available to attend today's meeting.

Joe Nosal, CEO/President of Nosal Builders will attend the meeting in May.

Mr. Sitko suggested inviting Liz White Notarangelo, the new president and publisher of the Cheshire Herald in September.

b) Tax Increment Financing

A workshop for the draft TIF District Master Plan will probably be scheduled by the town council after the operating budget is approved.

c) Highland Avenue Design District Amendment

On Monday, March 25, the Planning & Zoning Commission (P&ZC) approved an amendment to the Plan of Conservation & Development that will enable the Highland Avenue Design District. Regulations are being drafted to implement the design district. The draft regulations will be the subject of a public hearing this coming May or June.

d) Business Appreciation Day

Jim Smith, former chief executive officer of Webster Bank, will be the featured speaker at this year's event. In addition, Joe and Maureen Jakubisyn will receive special recognition as long-time publishers of the Cheshire Herald. The program will be held at Elim Park on June 19.

e) Liaison Reports

Patti Flynn-Harris and the council are working on the budget for FY 2020. The budget needs to be adopted by April 30.

## f) Coordinator's Report

- Purchase of 55 Railroad Avenue - Closing on the property occurred last week. The property will add 15 additional parking spaces at the trail. Work is scheduled to begin on temporary parking area.
- D-Bat – Lease of 20,000 SF at 613 West Johnson Avenue for a baseball training area.
- VR Osteria – Interested in having live music for entertainment on the patio. The owner may apply for incentive assistance for the new addition which is currently being built.
- Chamber's Home, Health and Garden Show – Was a success with a good turnout.
- Cheshire's 325<sup>th</sup> year (town settled in 1694) –Banners and signs are being developed to commemorate the 325<sup>th</sup> milestone. Mr. Sitko included a sample of the banner in today's packet.
- Ball & Socket Arts – A meeting is scheduled on Thursday, April 18 to discuss moving forward with remediation plans. Project should be in May with phase one of the remediation to begin in September.
- Furniture Barn - In business for over 50 years, the store is closing. There is interest in this property.
- Convenience store/gas station at North Brooksvale Road & South Main Street – On March 25, Planning & Zoning unanimously approved a special permit for conversion of the current gas station and service garage to a convenience store. Commissioners commended the applicant for addressing concerns of the exterior design and plans for making the corner aesthetically pleasing.

- Regional Development Agency – Waterbury Mayor Neil O’Leary is planning to launch a new regional development agency so that the city can partner with neighbors who are willing to work on regional projects. This is to address the state’s focus on regional cooperation for economic development. The mayor will present a refined plan to the Board of Aldermen at its April 22 meeting.
- Cheshire Herald opened its new office on April 1 - It is located at 195 South Main Street. It will occupy a second floor space in the historic Cornwall House. This provides the paper with a central location. Walk-ins will continue to be welcomed and encouraged. The move comes one month after the paper was purchased by RJ Media.
- The commission discussed ways to promote new development initiatives, which are an outgrowth of the Arnett Muldrow Report.

## **IX. Adjournment**

Mr. Pelletier adjourned the meeting at 8:00 a.m.

Respectfully submitted:

Dawn Guite, Recording Secretary, EDC