

**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
TUESDAY, DECEMBER 18, 2012 AT 7:30 A.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOMS 207 / 209**

Commissioners Present:

Chairman David Pelletier, Brian Miller, David Orsini (arrived at 7:45 a.m.), Robert Sepp, Steve Sidoruk and William Stanley

Commissioner Absent:

Robert Formica

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Arthur Hostage, former Economic Development Commissioner; Robert DeJongh, Liaison from the Inland / Wetlands Commission; William Voelker, Town Planner (arrived at 7:40 a.m. and departed at 8:10 a.m.)

**I. CALL TO ORDER**

Chairman Pelletier called the meeting to order at 7:30 a.m. He then asked for a moment of silence to remember the victims of the Sandy Hook Elementary School shooting.

**II. ROLL CALL**

The roll was called.

**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 – November 20, 2012**

**MOTION** by Mr. Stanley that the minutes from the November 20, 2012 Regular Meeting of the Economic Development Commission be accepted as submitted. **SECONDED** by Mr. Sepp.

VOTE: In Favor – Miller, Pelletier, Sepp, Sidoruk and Stanley  
Opposed – None

The motion passed 5 – 0.

## **VI. APPROVAL OF 2013 MEETING DATES**

**MOTION** by Mr. Stanley that the proposed dates for the 2013 Regular Meetings of the Economic Development Commission be accepted as submitted. **SECONDED** by Mr. Pelletier.

VOTE: In Favor – Miller, Pelletier, Sepp, Sidoruk and Stanley  
Opposed – None

The motion passed 5 – 0.

## **VII. COMMUNICATIONS**

There were no communications to the Economic Development Commission this month.

## **VIII. BUSINESS**

- A) Discussion with Town Planner William Voelker  
Re: Plan of Conservation and Development

Chairman Pelletier and Commissioners welcomed Cheshire Town Planner, William Voelker, to the Economic Development Commission meeting to talk about the State Plan of Conservation and Development.

Mr. Voelker explained that everyone in the State received an extension on the 10 year review for Cheshire's Plan of Conservation and Development and now it is due July 2014, he would like to have it finished in 2013 for Cheshire. Mr. Voelker stated that Cheshire has well established commercial and industrial areas but he would like the Economic Development Commission's input on the economic base for Cheshire including a general set of guidelines and recommendations for Cheshire. He asked the Commissioners to think about what they like and don't like, what frustrates them and what works good for Cheshire's economy. It was agreed that good economic growth in "downtown" Cheshire should be encouraged. Mr. Voelker asked Commissioners to think about what this Commission would want to see in Cheshire.

Mr. DeJongh talked about the challenge on the north end of Cheshire, upper Highland Avenue has no retail so it forces those people that work on that end of Town to go outside of Cheshire, including at lunch time. Mr. Voelker suggested that maybe the Commission could look at distance restrictions in the Industrial Zone. Mr. Miller noted that they don't have to stay within the existing Regulations with

recommendations for the Plan of Conservation and Development, which Mr. Voelker stated that he agreed.

Mr. Miller suggested looking at the West Main Street area to create a type of "center". Mr. Voelker commented that this Commission is a good group of critical thinkers with no political biases; he thinks the ideas that will be brought forward will be proactive and very helpful.

Chairman Pelletier asked if there was any interest in changing the Interchange Zone Regulations? Mr. Voelker replied that it is something to think about. W.S. Development is still considering their project but there are also other properties available in that area even if that project moves forward.

Mr. Voelker told the Commissioner he would come back to talk with the Economic Development Commission when he and this group have moved further along in the process for more input. He noted that he would also be seeking community input. Mr. Sitko stated that he has a list of suggestions he has started making, which he will bring to the next Economic Development Commission meeting for the members to consider.

Members thanked Mr. Voelker for coming to speak to the Economic Development Commission this morning.

#### B) Speakers for Future Meetings

Chairman Pelletier suggested that Economic Development Commission invite a representative of Trailblazer (Denali) to the January 2013 meeting. Mr. Hostage suggested a representative from the Dodd Middle School Robotics Club be invited to a future Economic Development Commission meeting.

#### C) Business Appreciation Day

Mr. Sitko stated that a week ago he and Mr. Hostage, Mr. DeJongh and Chamber of Commerce Director Sheldon Dill met to start discussing ideas for the 2013 Business Appreciation Day. Possible guest speakers were discussed and Mr. Sitko noted that he would like to aim high for a 1<sup>st</sup> rate speaker. If there are any suggestions, please forward them to Mr. Sitko. The event will likely be held in May 2013. Mr. Hostage suggested Elizabeth Esty or Chris Murphy and Mr. DeJongh suggested the owner of Edible Arrangements, which has their headquarters in Wallingford.

#### D) West Main Street Commercial Area Streetscape Improvement Project

Chairman Pelletier reported that the new Stop & Shop gas station on West Main Street has opened and looks great. Mr. Sitko reported that the West Main Street Commercial Area Streetscape project is basically finished except for the final striping

that needs to be done and waiting for the final bill. Depending on the final numbers, the group may be able to purchase additional planters and / or a sign.

Chairman Pelletier asked about any Linear Trail activity. Mr. Sitko stated that the Town section has a preliminary design and they hope to be underway in 2014 with construction. He noted that the State is probably about 2 years behind the Town; there is still a lot of work to do. The State is still in talks with the Daltons regarding the extension of the Linear Trail through their property.

Mr. DeJongh asked if the Inland / Wetland Commission would see someone regarding the Linear Trail expansion and Mr. Sitko replied yes, he has told the State they need to talk to that Commission but noted that the State is only in the preliminary planning stage right now.

#### E) Property Assessed Clean Energy (PACE) Program

Mr. Sitko noted that the Town Attorney is reviewing the Property Assessed Clean Energy (PACE) Program, adding that the Town Manager is interested in going to the Town Council if the Town Attorney is OK with it.

#### F) Liaison Reports

Mr. DeJongh reported that the Inland Wetland Commission has stayed pretty quiet over the last few months.

#### G) Coordinator's Report

Mr. Sitko reported that Consolidated Industries has recently spent a lot of money for clean up and noise reduction. They may be purchasing more equipment with talks of a possible expansion; they are located in an I-2 zone on Mixville Road.

Housing Authority Insurance Group, located on Commerce Court, has 158 employees and is looking into building expansion options for their current location at the end of the cul-de-sac.

Mr. Sitko noted that "The Wall" on Route 10 across from the former Huxley Motors / Cheshire Cinema site is being looked at by the State Department of Transportation to see what they can do to "dress it up" by resurfacing it and cleaning up the area possible with fencing, a repaved driveway and possible adjustment to Route 10 to allow for sidewalks.

Panache Creative Cuisine is looking for a location in Town but it currently has no sewers now so they are working with the WPCA on a feasibility study. They would like a 10 year lease on the property and would bring 125 jobs to Town. They are in the building now, but at this point it is just temporary.

Mr. Sitko reported that Town Councilwoman Nichols is working on the 3/50 project along with the Chamber of Commerce.

With regards to a possible West Main Street sidewalk expansion project, Mr. Sitko reported that he has not heard anything back yet on the Grant he applied for. He will be writing to the State Office of Policy and Management to stress the importance of the project for the economic development of the West Main Street area and for public safety concerns.

H) Other

Commissioners wished everyone Happy Holidays and Best Wishes for the New Year.

## **IX. ADJOURNMENT**

**MOTION** by Mr. Miller to adjourned the December 18<sup>th</sup> meeting of the Economic Development Commission at 8:31 a.m.; **SECONDED** by Mr. Sepp.

VOTE: In Favor – Miller, Pelletier, Orsini, Sepp, Sidoruk and Stanley  
Opposed – None

The motion passed 6 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary