

**CHESHIRE ECONOMIC DEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
TUESDAY, MAY 21, 2013 AT 7:30 A.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN STREET  
ROOMS 207 / 209**

Commissioners Present:

Chairman David Pelletier, Robert Formica, Brian Miller, David Orsini, Robert Sepp, and William Stanley

Commissioner Absent:

Steve Sidoruk

Staff Present:

Jerry Sitko, Economic Development Coordinator and George Noewatne, Director of Cheshire Public Works

Others Present:

Arthur Hostage, former Economic Development Commissioner; Robert DeJongh, Liaison from the Inland / Wetlands Commission; David Schrumm, Town Council Liaison

**I. CALL TO ORDER**

Chairman Pelletier called the meeting to order at 7:32 a.m.

**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 – April 16, 2013**

**MOTION** by Mr. Stanley that the minutes from the April 16, 2013 Regular Meeting of the Economic Development Commission be accepted as submitted. **SECONDED** by Mr. Sepp.

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

The motion passed 5 – 0.

## **VI. COMMUNICATIONS**

There were no communications to the Economic Development Commission.

## **VII. BUSINESS**

### A) Discussion with Director of Public Works, George Noewatne

Chairman Pelletier and Commissioners welcomed George Noewatne, Cheshire Public Works Director to speak to the Commission.

Mr. Noewatne explained that Walter Gancarz is the new Town Engineer and talked about the additional support staff of the Public Works Department. Some of the things in Town that the Public Works Department are involved in are the replacement of the brick sidewalk in the center of Town, a couple of bridge replacements in Town, road re-paving program each year, recycling container program for Cheshire residents, a few culvert replacements in Town and the \$32 million upgrade of the Sewage Treatment Plant. The Public Works Department is also responsible for the maintenance of all Town buildings, roads and sidewalks.

Mr. Noewatne commented that if there is anything the Public Works Department can do to help out the Commission or its members individually, they would be more than happy to do what they can to improve things and make things better in Cheshire.

Chairman Pelletier asked how far along the Sewer Treatment Plant upgrade is and Mr. Noewatne replied that it is very far along. The project will be going out to bid late in May 2013; the design is complete and approved by the Department of Environmental Protection. Mr. Noewatne is hopeful to have the Plant upgrade bids back by the end of August 2013 / early September 2013. When asked about the life of this upgrade, Mr. Noewatne replied approximately 20 years.

Mr. Noewatne talked about the GIS system of online mapping that the Town is working to complete. The GIS mapping will have property lines, gas lines, sewer lines, and possibly water lines as well as so much more. The Town is hopeful that a link to the GIS system will be available from the Town's website in the near future.

Mr. Noewatne talked about the I & I program that Mr. Gancarz has been working on to help with the infiltration of excess water into the sewage system as a result of

sewer sump pumps being dumped into the system or locating maintenance issues in the system.

Chairman Pelletier commented that with the huge blizzard in February and approximately 40 inches of snow, the Public Works Department did a great job of getting the Town opened up as quickly as they possibly could with that much snow.

Commissioners agreed that the bulk waste pickup program has been missed and will be welcomed back by the residents of Cheshire when the funding is available.

Mr. Noewatne mentioned that the State Department of Transportation will be working to re-do the corner on North Brooksvale near Kings Road beginning in a few weeks.

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

#### B) Speakers for Future Meetings

Chairman Pelletier has suggested inviting Cheshire resident Dan Esty, who is the Commissioner of the Connecticut Department of Energy and Environmental Protection to a future meeting. Another suggestion for a future speaker is a representative from W/S Development to review their most recently submitted plans to the Planning and Zoning Commission.

#### C) Property Assessed Clean Energy (C - PACE) Program

Mr. Sitko reported that the Town Council's Planning Committee has started to discuss the Property Assessed Clean Energy (PACE) Program but no decision has been made yet as to whether to recommend this program to the full Town Council for the Town of Cheshire to join. Mr. Sitko added that he would notify the Economic Development Commissioners when the next Planning Committee meeting is scheduled. When asked, Councilman Schrumm commented that the concern of having to collect money and follow a money trail to do so was the major hesitation for the Planning Committee.

#### D) Business Appreciation Day

Business Appreciation Day will be held on June 6<sup>th</sup> at 7:30 a.m. at Elim Park. The keynote speaker will be Cheshire resident and Quinnipiac University President John Lahey. A copy of the program's brochure was included in this meeting's packet.

## E) Election of Officers

Mr. Miller stated that the Elections Committee met and has come up with the following slate: Chairman – David Pelletier, Vice Chairman – Bill Stanley and Brian Miller as Secretary

**MOTION** by Robert Sepp to elect David Pelletier as the Chairman of the Economic Development Commission; Bill Stanley as the Vice Chairman of the Economic Development Commission; Brian Miller as Secretary of the Economic Development Commission. **SECONDED** by David Orsini

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

The motion passed 5 – 0.

## F) Liaison Reports

Mr. DeJongh stated that the Inland Wetland Commission agenda has started to pick up lately and there are rumors of larger projects coming down the way, which bodes well for the economy.

Councilman Schrumm commented that the Town Council will be starting their work on the Capital Budget in the coming month. He also talked about the status of the State of Connecticut Operating Budget, which once it is finalized may mean adjustments to Cheshire's Operating Budget. Councilman Schrumm also talked about the huge technology upgrade that has been ongoing throughout the Town for the past 3 years. He also mentioned the status of the Community Pool, which there is a Committee working through all the options for the future of the facility.

## G) Coordinator's Report

Mr. Sitko reported that Bozzuto's purchased about 58 acres in the Interchange Zone, the piece of property referred to as the "Walsh" property on the south west corner of West Johnson Avenue. Bozzuto's does not have any imminent plans at this time. Bozzuto's is currently before Planning and Zoning for a text change so that they can raise the height of their building from 65 feet to 100 feet and they are talking about an onsite addition to their current property.

EDAC Corporation is moving in and should be fully operational this Fall; this is the company that is moving into the former Pratt & Whitney building on Knotter Drive.

Housing Authority Insurance Group, located on Commerce Court, has 158 employees and is planning for a 40,000 square foot building expansion for their current location at the end of the cul-de-sac. They will be asking the Town Council to

abandon a section of the Commerce Court cul-de-sac to accommodate this second building expansion with a connecting, enclosed walkway. Mr. Sitko expects to see plans for this project this Fall.

Consolidated Industries is planning an approximately 15,000 square foot building, which will be along Waterbury Road near their existing property. They would like to purchase a couple hammers, which will be a lot quieter and more environmentally friendly than what they have out there now. They would purchase new hammers, get them up and running and then de-commission the existing, noisier hammers that have been the subject of many complaints from many of the neighbors out in that area. Mr. Sitko noted that he would likely be meeting with representatives of Consolidated Industries in the next week or so.

Mr. Sitko reported that there has been a lot of interest in the Pink Petunia property, which is for sale on West Main Street from a variety of sources. With regards to the Ball and Socket Arts proposed project, the Town Council authorized Town Manager Milone to sign a letter of intent for a \$400,000 Brownstone grant the Town received to help the Ball & Socket Arts organizers remediate the Ball & Socket property on West Main Street. This group also has a \$1.7 million loan promise for the Ball & Socket Art project for remediation and purchase of the property. No plans have been finalized at this point.

There is a new business in Town, Red Owl Jewelry and Gifts, which is located on the corner of Maple Avenue and West Main Street. Mr. Sitko reported that Juniors Cleaners has closed but there has been some concern about the upkeep of the property now that it is vacant. The former Getty gas station at West Main Street and Main Street has a new owner and Mr. Sitko has been after the new property owner there and also Rite Aid on the opposite corner to remind them about the upkeep and appearance of their property. There has also been interest in the former Arby's location on South Main Street.

The former Scooples Ice Cream property was going to be a hamburger and hot dog restaurant but that has fallen through and Mr. Sitko believes a new Italian restaurant may be coming to that location.

Mr. Sitko reported that he has applied on behalf of the Town of Cheshire for a \$250,000 National Recreation Trails Program grant that would help with the Town's Linear Trail expansion expenses; and answer on this grant is expected this Summer. Mr. Sitko reported that there have been many meetings lately about the expansion of the Linear Trail in Cheshire through to the Southington town line.

Mr. Sitko noted that after having Mr. Redeker, the Connecticut Department of Transportation Commission in to speak with the Economic Development Commission, there have been some people out to survey around the wall on South Main Street, across from 7-Eleven.

H) Other

Mr. Hostage talked about the visit a few months ago from the Cheshire High School and Dodd Middle School Robot Club representatives. Mr. DeJongh commented that he and his grandson went to the Hartford Robot Competition after listening to the conversation with the Cheshire club representatives and they thought it was spectacular and very fascinating to watch the teams to compete. Mr. Hostage noted that he would come to the next meeting with a prepared plan of how the Town of Cheshire might be able to help the local Robotic Clubs.

**IX. ADJOURNMENT**

**MOTION** by Mr. Pelletier to adjourned the April 16<sup>th</sup> meeting of the Economic Development Commission at 8:50 a.m.; **SECONDED** by Mr. Miller.

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

The motion passed 5 - 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary