

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

JULY 8, 1996

PRESENT

G. Daley
J. Vinci
J. Milardo
S. Shapiro (7:10)

ABSENT

R. Santangelo

ALSO PRESENT

W. Warner
W. Kuehn
P. Simmons
C. Wilcox
3 owners of Coyote Blue

G. Daley called the meeting to order at 7:02 p.m. in Room 208 of the Municipal Building.

Public Session - No one from the public wished to speak.

Minutes - Upon a motion by J. Milardo, seconded by J. Vinci the minutes of June 20th were accepted unanimously.

Economic Development Fund Status Report - No comments.

Hotchkiss Street Property - W. Kuehn noted that, although the neighbors of this property had all been contacted by registered mail to indicate if they had any interest in this property to do so by today July 8th at 4:30 p.m. by mail or to be present at the meeting at 7:00, there was no response and no one is at the meeting. J. Milardo noted that a letter had been received asking for parking during soccer games, however, this was not one of the immediate neighbors, and G. Daley said that this field was used mostly only for backup games for younger children. There was plenty of parking in front of the field, and only one block away is the lot for the church or Harbor Hill. This is not a question of a parking problem. S. Shapiro arrives and asked whether the new house could be reserved for a current Middletown family. P. Simmons thought that would not be a problem for Habitat.

A motion was made by J. Milardo, seconded by J. Vinci and voted unanimously to send back to the Council the recommendation that this Hotchkiss Street parcel be given to Habit for Humanity with an amendment to indicate that the host family be from Middletown.

Saybrook Road Zoning - Planning Director Bill Warner and the owners of Coyote Blue, Drew Englehardt, Donna Damico and Joanne Pytliu, addressed the Committee about a proposal to create small neighborhood business zones in Middletown so that successful businesses such as Coyote Blue would be able to expand without moving out. As it is now, Coyote Blue is non-conforming in a residential zone. Mr. Englehardt noted that they had been at their Saybrook Road location 3½ years and were doing well, especially in the summer. They wanted to expand to enclose the patio and add a small bar the expansion being approximately 18' by 24'; however, because of their non-conforming use this is not allowed; even though the neighboring area in Haddam is a commercial zone. They were asking the EDC to support a changes of the zoning code because it would retain businesses and help them to expand.

After some discussion about the area which has an industrial area, and Bill Warner's recommendation for the long term-being a neighborhood business zone, a motion was made by S. Shapiro, seconded by J. Vinci and voted unanimously to send a recommendation from the Economic Development Committee to the Planning and Zoning Commission that this area be rezoned for appropriate commercial uses.

YMCA - The Municipal Development Office has received an application for funding for the week end help for the YMCA's program for children. They missed the CDBG application deadline and were asking for funds from some other source. There was some discussion regarding whether or not the Citizen's Advisory Committee should send reminders to former grantees. Mr. Daley asked why the request was in front of the Economic Development Committee and the other committee members agreed that, although the program is very worthy, the Economic Development fund is not the right source to support it. A motion was made by G. Daley, seconded by S. Shapiro and voted unanimously to refer this request to the Youth Services Commission and that they identify another source of grant funds.

Other - W. Kuehn noted that the annual report, the article in the Real Estate Quarterly and the letter banning Syd Libby from Town Hall were included in the packet for the committee's information; that the design for the "under the bridge" came in at an estimate around \$25,000 or a little less; that Mike McCormack had ordered an appraisal on his property; and that the Red Wing owners Sweet and Rogue were organizing a defense against the decision of the committee to take the property.

There was miscellaneous conversation regarding getting rid of the lights on Route 9, the sale of the radio station property, and the mention of the Middletown Railroad Station in a model railroad magazine.

There being no further the business the meeting adjourned at 7:40 p.m.

Cynthia G. Wilcox

CGW/sh

G:\EDC\MINUTES\07-08-96