

Economic Development Committee

Minutes

December 10, 2001

<u>Present</u>	<u>Absent</u>	<u>Also Present</u>
J. Daley		W. Warner, PCD
R. Santangelo		R. Kearney
S. Gionfriddo		R. Klatenberg
J. Bibisi		
P. Szewczyk		
Public: Adele Johnson; Violet Bladek; Stanley & Betty Ewanowski: Juana G. Flagg		

- A Call to Order:** Daley called the meeting to order at 7:09 PM. Daley welcomed new committee members: Joseph Bibisi and Phrances Szewczyk.
- B Public Session**
- C Minutes:** Santangelo made a motion to approve the 10/9/01 EDC minutes, Daley seconded. The committee voted to approve the motion; Gionfriddo, Bibisi and Szewczyk abstained.
- D Communications:** none
- E Old Business**
- 1) **North End Industrial Area**
 - a) **Remington Rand:** Gionfriddo requested a tour of the building. It was decided to view the property when daylight savings time resumes. **Tentatively scheduled for April 8, 2002.**
 - 2) **Industrial Park Area and Vicinity**
 - a) **Lot 21 Middle ST/Timber Ridge RD**
 - 3) **Brownfields-Riverfront Properties:** Warner described the \$150,000 EPA application for supplemental funding to extend the study area along abutting RT 17 blocks. RT 17 could provide need retail space that the existing downtown structures

cannot accommodate modern retail needs. Szewczyk questioned whether the area would be a strip center. Warner stated that the RT 17 boulevard would look like Somerset Square in Glastonbury. Only 3 CT towns have applied for the funding.

Gionfriddo questioned if the hotel developers were concerned about the smell from the River Road Waster Water plant.

Warner discussed the selection of architect Arthur Cotton Moore to do the renderings for national advertising. Funds for the project are in the PCD budget proposal. Gionfriddo suggested the conceptals would be helpful in the seminars and conferences the city attends to promote the project.

- 4) **Armory:** Warner reported the developers are proceeding with plans and demolition.
- 5) **REINVEST Loan**
 - a) **Petracca**
- 6) **646-654 Main ST**
- 7) **I-3 Development Plan**
- 8) **Community Economic Development Fund (CEDF)**
- 9) **VERIZON Wireless Tower:** Warner state the Verizon lawyers are discussing with Parks & Rec constructing a separate 150' pole on the west side of the Hall of Fame west of center field to cause minimal disruption. The fenced in pole area would be 30' x30'.
- 10) **47 Rapallo Avenue Parking:** Bibisi asked for a status, stating Fazzino calls everyday regarding the lot. Warner stated there are concerns on cost and properly designing the retaining wall. The daughter of the owner of Realto Café is an engineer. Gionfriddo asked for a realistic estimate of costs. Warner stated \$25-30,000. Bibisi stated the need for tenant parking since the Grand ST lot is loaded. Warner stated public parking is important and that Fazzino is considering grading and gravel. Bibisi questioned drainange and fencing. Warner described the vacant lot.
- 11) **Hubbard Field:** Warner stated the issue would be returned to P&Z. Daley questioned what decision if EDC had made a decision to override the P&Z decision and what issues remained. Warner described the improvements of the lot to 30 spaces. Szewczyk questioned why P&Z objected. Warner stated P&Z was in mass confusion at the time. Warner stated the next P&Z presentation will be attended by many advocates of the proposal. The hospital is interested in purchasing the land. Daley expressed concern; Bibisi questioned whether the field could be replaced. Warner discussed potential relocation of RT 17 and the commercial value of the fronting properties. Daley agreed the park could be replaced.

F New Business

a) Long Hill Estate RFP

Warner described the map and the history of the city's acquisition of Long Hill Estate. Warner described the 10/13/00 letter to Mayor Dominique S. Thornton from Attorney D'Aquila requesting the city convey parcels (as described in letter and map attached in mailing to EDC members).

Johnson stated no objection to sewer rights.

Backpiece both Johnson and Bladdek and Flagg are interested in.

S. Ewanowski described his family history of the property. The original homestead leeching field has been maintained by the family and was planned to be part of the original parcel.

Johnson agreed that the left corner lot is acceptable and described the 11-12 holding tanks which would cost a lot of money to maintain.

Warner described the property with abandoned tanks.

Johnson questioned whether the tanks should be drained and filled up and if they were needed considering they are abandoned.

Gionfriddo questioned liability issues of owning the tanks.

Warner stated the Sisters of the Cenacle used the system.

Szewczyk questioned whether pumping or removing the tanks was considered.

Daley requested staff to inquire with the Health Department as to procedures involved and recommended future discussion with Johnson on the issue.

Daley asked for costs in dealing with the tanks. The city needs to minimize the costs and should explore the options.

Gionfriddo made a motion to check with Health Department and review costs on the issue of the tanks, Santangelo seconded. The committee approved the motion.

Daley stated there appeared to be no urgency. Gionfriddo stated the letter to the Mayor was dated 10/00

Daley turned the discussion to the bigger parcel

Flagg stated she enjoyed having the open space and when the city acquired Long Hill Estate from the State of Connecticut it was promised as open space except for the area surrounding the mansion carved out of the open space. The agreement states the city would provide an equivalent number of acres

of open space for the land lost to the mansion. Flagg stated that for 45 years they have been good neighbors. Flagg's stated interest is the property remains as open space.

Bladek stated the land has not been built on. Flagg replied that the children of the owners might build on the land.

Daley stated a restriction on the deed could prohibit development to take care of Flagg's concern. Flagg requested the land remain open space.

Johnson discussed the leeching field. Bladek stated their home is attached to the leeching field. Flagg stated there would be no change in the use of the field and owned without restriction to build upon.

Szewczyk questioned which properties are connected to the leeching field. Johnson stated just the Bladek house.

General discussion ensued.

Daley recapped the area discussing the field serving Bladek and owned by the city as an awkward arrangement.

Johnson described these issues as part off the deed.

Gionfriddo made a motion to convey disposal of the property with a deed restriction designating the leeching field as open space with rights give up that would not damage the city rather than 50/50, preserve the integrity of open space.

Ewanowski described the leeching field as ½ his and hers.

Gionfriddo suggested drawing a line down the middle with Ewanowski to the north and Bladek to the south.

Flagg questioned how the property would be used. Gionfriddo suggested it would be used as it is now used. Bladek questioned whether the open space could be used by anyone. Daley stated it would be yours to use.

Flagg questioned if another house was built could they use the field. Szewczyk questioned the lot lines and setbacks of the property. Warner stated the property could be subdivided.

Flagg questioned whether the property could be used as a yard. Gionfriddo affirmed stating no structure can be built on it. Santangelo stated the use would be passive recreation.

Szewczyk questioned how the property would be taxed. Warner responded the land would be assesses as a back land lot. Warner stated a buildable lot could be carved out of the acreage.

Gionfriddo made a motion to split the lot and draw a map extending the line, Santangelo seconded; the committee approved the motion to be sent to P&Z and the Common Council.

b) REINVEST Loan Applications

(1) Merriam Manufacturing: Kearney stated the applicant is still working on the application.

(2) Restaurant: Kearney stated no application has been submitted.

c) Jukonski Parking Lease Renewal: Szewczyk questioned the item. Warner described the renewal as an extension of 7 years. Szewczyk stated this is an odd number of years for a lease. Warner replied Jukonski wants to round out the term.

Gionfriddo made a motion to approve the lease renewal, Santangelo seconded the motion, the committee approved the motion to be sent to the Common Council.

d) Better Office Installations: Kearney reviewed the JOBS Loan history and his efforts to refer the applicant to sources.

G Status Reports

1) Economic Development Fund, monthly report

2) Economic Development Specialist Report

3) REINVEST Loan Program, monthly summary report

4) JOBS Loan Program, monthly summary report

H Other

I Adjournment: There being no further business, Daley adjourned the meeting at 8:02 PM.