

ECONOMIC DEVELOPMENT COORDINATOR'S REPORT 3/24/2011

Submitted by Joseph Seacrist

- 1. The P&Z Commission approved the application for a commercial shopping center to be constructed at the corner of Straits Turnpike and Bunker Hill Road.**
- 2. The P&Z Commission approved the application for a Hyundai car dealership to be constructed at the site of the former States Dairy property. The developers are interested in coming before the EDC to discuss their tentative site plans.**
- 3. Met with Ruth Mulcahy to discuss a business owner's desires to establish a café and bar in the former Sweet Basil's property. There appear to be a number of issues to be resolved before an application is made to the P&Z commission.**
- 4. Worked with an area potential business owner to help her find a location for a dog kennel.**
- 5. Will appear before the Thomaston Economic Development Commission to help them with an agreement with CGI for a video tour of Thomaston, much like we have on the Watertown web-site.**
- 6. Met with Douglas Kenyon, VP of administration for Claris Construction of Newtown, which specializes in the construction of car dealerships and medical buildings concerning possibilities for additional business in the Watertown area.**
- 7. Talked with an area businessman who runs a pizza restaurant in the Pioneer Plaza on Straits Turnpike, concerning his plans to take the current restaurant space next door. He plans to continue running the breakfast and lunch business for now, might be planning to eventually expand his pizza restaurant into the space.**
- 8. The CT DECD has announced a new Commissioner, Catherine Smith. As part of the announcement, the press release said, Smith, who lives in Northford, has worked for ING for the past 10 years; prior to that, she worked at Aetna for 17 years.**

"I'm thrilled that Catherine has agreed to take on this immense challenge at the helm at this agency," said Governor Malloy. "She agrees with me that the number one issue facing this state is job creation."

“For far too long, DECD has been too insular and not welcoming potential businesses who wish to locate or expand here. That stops now. Catherine’s business acumen, her knowledge of Connecticut, and her passion to grow and expand business opportunities here made her selection a no-brainer,” Malloy continued. “Catherine will be fully empowered to create a new organization with a new approach, calling on the best tools on a national level that can be applied here in Connecticut. I’m looking forward to working with her.”

- 9. Craig Lipinski, Project manager for the Construction and operation of the Frost Bridge C&D volume Reduction and Recycling Facility in Watertown has filed a new application with the DEP, asking for expedited decision making and a partial refund of the previous fees paid to the DEP. I have communicated with Shawn Williams and Rob Kane for their help with expediting things through DEP but have not heard back from them A copy of the application letter is attached here.**

10. 2010 year end residential housing report for Watertown as compiled by Edward Silver-Real Estate consultant.

Currently in **Watertown CT** there are 102 active residential listings for sale, with 13 new listings being added in January. The homes for sale in Watertown CT range from a 720 square ft, 2-bedroom ranch, short sale home listed at \$85,000 to a 6,758 square ft, 4-bedroom, short sale listed colonial which sold for \$405,000 with an average days on the market of 82 days.

By comparison, there were 13 closings in Watertown CT for the month of January 2010, with an average price of \$202,725 and avg. days on market of 85.

For the year 2010, the market sales or absorption rate was 11 sales per month, with an average sales value of \$225,745 and average days on market of 83. The current inventory of homes is equivalent to a 10-month inventory.

The average list price of the **homes currently available for sale in Watertown CT** is \$309,575. The average days on market for these homes is 140 days.

In addition, there are currently 16 homes under contract in Watertown CT, five of which went under contract in January.

In January 7 homes closed **in Watertown CT**. They ranged from a 1,064 square ft, 2- bedroom cape, which sold for \$55,000 as a 'Handy Man special, to a 2,632 square ft, 4-bedroom, short sale listed colonial which sold for \$405,000. Average Days on Market of 82 days.

There are currently 8 active condos for sale **Watertown CT**. They range in price from \$269,900 for a 2,007 sq ft, 3 bedroom, town-house condo to \$93,900 for a 1 bedroom, 795 sq ft town ranch style unit. Average days on market for condos is 146.

There is a 1,260 2-bedroom, town house style condo currently under contract in Watertown CT. No condos closed in Watertown CT in the month of January.

From: Craig Lapinski [mailto:CLapinski@fando.com]
Sent: Friday, February 25, 2011 3:01 PM
To: Frigon, Gabrielle
Cc: Tanovici, Calin; Isner, Robert; seacrist@watertownct.org; robert@cherryhillinc.com; GSachs1898@yahoo.com; Haley Sullivan; Donald R. Lussier
Subject: NEW Permit Application Submitted - Frost Bridge Volume Reduction & Recycling Facility

Gabrielle,

The purpose of this email is to let you know that a new Permit Application for the Construction & Operation of the Frost Bridge C&D Volume Reduction & Recycling Facility in Watertown was submitted to the CTDEP today. In addition, a copy of the application was sent to the Watertown Library and a public notice is scheduled to be published in the Waterbury Republican-American early next week. Please pay particular attention to the following:

1. **Permit Withdrawal** – As addressed in the application cover letter, Frost Bridge Associates is formally withdrawing Application No. 200900494 that was submitted in January 2009 for this same proposed facility.
2. **Request for Refund** – A check for \$14,500 was included with the new application. As we discussed on the telephone, the application cover letter is the mechanism that formally requests a refund from the CTDEP for a portion of this amount. The rationale for this request is that a \$14,250 application fee was previously included with the January 2009 application, which was very close to receiving Notice of Tentative Determination before CTDEP review ceased due to PA #10-106. Since the new application is essentially the same, your review time should be quicker and the state's costs should be less. In good faith, Frost Bridge Associates has submitted a new application fee.
3. **CTDEP Review Time** – It has now been some time since Frost Bridge Associates LLC first submitted this application and, through no fault of the CTDEP, Notice of Tentative determination has been held up by PA #10-106. Frost Bridge Associates is ready to begin remediation of the site and construction of the facility this year. Since the CTDEP's review of the previous application was nearly complete, we would hope that your review of this application should be quicker. Getting this project started this year would mean that the site would be remediated; construction and operator jobs created; and tax revenue for the Town of Waterbury generated for 2011. (*Note: I am also copying Joe Seacrist from the Town of Watertown because he has been asking for updates on behalf of the Town for this project*).

Thank you in advance for your assistance. If you have any questions, I can be reached at the number below. Also, please do not hesitate to ask if you want to set up a meeting to help you and your staff with the Department's review.