



MINUTES
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING

Town Hall Annex
424 Main St., Watertown, CT 06795
THURSDAY, October 21, 2010, 7:30 PM

Members Present: Suzanne Church
John Manno
Joseph McGrail, Chairman
Theodore Migliarese, Secretary
Jack Walton
Donato Orsini, V. Chairman
Jack Traver

Absent:

Alternates Present: Patricia Pawlak
Charles Rowan

Alternatives Absent:

Others Present: Joseph Seacrist, Economic Development Coordinator
David Minnich, P & Z Chairman

1. Convene Regular Meeting

Mr. McGrail, Chairman, called the meeting to order at ? pm.

2. Roll Call

Mr. McGrail executed the roll call.

3. Public Participation

Vincent Giannetto – Breezy Knoll Drive, Watertown

Mr. Giannetto presented a preliminary site plan for medical buildings for property purchased with discussions on topography, usages, misconceptions and traffic issues.

Dr. Jack McHugh – Podiatrist

Dr. McHugh has outgrown his office consisting of five doctors. Dr. McHugh is getting discouraged with the process and is asking the Commission for their endorsement on a building that will look professional and the town will be proud of.

Mr. Minnich – Planning & Zoning Chairman

Mr. Minnich explained the reasoning from the Planning and Zoning Commission for the half acre lots. Mr. Minnich talked about funding for the Buxton Study for medical needs analysis and probable expansion.

4. Minutes

- a. Regular Meeting – September 16, 2010.
(Mr. Traver sec. Mr. Manno) to approve the Meeting Minutes dated September 16, 2010.

Discussion: None.

MOTION PASSED UNANIMOUSLY

5. Correspondence – none

(sec.) to move item 8A after correspondence and before Economic Development Coordinators Report.

Discussion: None.

MOTION PASSED UNANIMOUSLY

8. Old and Unfinished Business

- a. **Discuss zoning change for Buckingham St./ Callender Road**

Discussion on research done by Mr. McGrail and Mr. Seacrist with other medical complexes such as Pondview, Chatfield, and Middlebury Edge regarding taxes, tenants, traffic and effects on the town. Mr. McGrail talked about Watertown's strengths and weaknesses for business developments and Watertown having a high employment rate. Mr. McGrail stated that Mr. Giannetto's presentation is appropriate with the mixed uses and is needed in Town. Mr. Traver presented a written request for Planning and Zoning asking to permit medical facilities in the existing Industrial zones IR80 and IR200 providing amendments to the zoning regulations.

(Mr. Traver sec. Ms. Church) move that we submit this proposal to Planning and Zoning as it is spelled out.

Aye: 3 Nay: 4

MOTION DEFEATED

(Mr. Traver sec. Mr. Migliarese) EDC is in support of proposed construction project located at the intersection of Buckingham and Echo Lake Road. We feel that this project comprising primarily of medical and professional services would be a great asset to the town and provide sorely needed tax revenue. Further due to the rigorous competition in the greater Watertown area for like projects, we urge the Town Council and Town Manager to use all means possible to expedite through the court system the lawsuit which is presently preventing this project to proceed.

Discussion: none

MOTION PASSED UNANIMOUSLY

6. Economic Development Coordinator's Report

Mr. Seacrist reported:

Met with the owners for the **Power Plant Project** and they will start the process again for the Energy Committee for legislation.

Mr. Seacrist met with Mr. Gormley and Mr. Chatfield, discussions on **medical buildings** and is happy with progress.

Inquiry about **400 Park Road** for manufacturing which is now occupied and was referred to Drubner needing a 60,000 square foot stand alone building.

Passed out and summarized information regarding **Naugatuck River Greenway**, representatives of the project are seeking the Town's support starting with EDC Commission. Greenway information is available on town website.

(Mr. Migliarese sec. Ms. Church) to support the greenway going through Watertown.

MOTION APPROVED UNANIMIOUSLY

7. New Business

- a. **Discuss working with CERC to develop and identify highest and best use for vacant land (retail, commercial and industrial) throughout the town.**

Meeting with CERC on November 2, 2010 to discuss what they can do for the Town of Watertown looking at the best use of properties still available. A pre meeting before to map out questions and tasks for meeting.

Discussion on **Chamber of Commerce dues**. Mr. Seacrist stated it is in the best interest of EDC to maintain ties with the business community.

(Mr. Walton sec. Mr. Migliarese) to pay the Chamber of Commerce dues if the town does not pat the money.

MOTION PASSED UNANIMOUSLY

8. Old and Unfinished Business

- b. **Discuss medical research/manufacturing within business park (R-80/IR – 100 Zone)** – already discussed
- c. **Update on Power plant** – already discussed
- d. **Update on Bus Facility/Transfer Station.** – no updates
- e. **Discussion regarding regionalization of EDC for DECD** - none
- f. **Update regarding the Blight Ordinance** – no updates
- g. **Discussion regarding the Farmer’s Market 2010.**
Ms. Breen spoke to the chamber they want to extend past current existing dates and looking at alternative sites for the large amount of vendors.
- h. **Discussion regarding local business expo planning-** received e-mails of interest.
Ms. Baldwin approved the use of the schools for expo.
- i. **Discuss EDC Budget for 2010-2011** – if more funding is needed will go to Town Council.

7. Adjournment

Motion: (sec.) to adjourn the meeting at pm.

Discussion: None

Respectfully submitted,

Joseph McGrail, Chairman