



**MINUTES**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**REGULAR MEETING**

**Town Hall Annex**  
**424 Main St., Watertown, CT 06795**  
**THURSDAY, November 18, 2010, 7:30 PM**

**Members Present:** John Manno  
Joseph McGrail, Chairman  
Theodore Migliarese, Secretary  
Jack Traver,  
Jack Walton

**Absent:** Donato Orsini, V. Chairman  
Suzanne Church

**Alternates Present:** Charles Rowan

**Alternatives Absent:** Patricia Pawlak

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

Charles Rowan sat in for Suzanne Church

**1. Convene Regular Meeting**

Mr. McGrail, Chairman, called the meeting to order at 7:30 pm.

**2. Roll Call**

(Jack Traver sec. Jack Walton) to suspend Public Participation for a moment and move to Doreen Breen listed under New Business.

MOTION PASSED UNANIMOUSLY

## 7. New Business

### c.) Doreen Breen to give downtown Christmas update

Ms. Breen talked about the “Spirit of the Holidays” with the variety of advertisement for the event. Friday, December 10<sup>th</sup> is opening day. The brochure and website will list all activities dates and times with the participating businesses and vendors. There will be drop off points in town for food and toy donations.

Ms. Breen asked if anyone wanted to add or contribute to let her know.

## 3. Public Participation

### Mark Tedesco – Hardrock Development

Mr. Tedesco was upset there was not more involvement from the EDC Commission for his project. Mr. Tedesco talked about the loss of taxes, revenue and workers for the town.

The Commission responded they had concerns with the lawsuit filed and did not know the full extent of the project.

### Mr. Minnich – Planning & Zoning Chairman

Mr. Minnich stated that the decision regarding the project with court was that P&Z did not get an expert to counter expert testimony at the hearing regarding the driveway. The judge in his decision also said the plaintiff still had to come back to the Commission to get approval for site improvements.

### Nancy Rehuba – Old Farms Road

There was expert testimony and it was ignored.

### Judy Wick - Northfield Road

Ms. Wick said she has not talked to anybody who does not want to see the medical buildings being built. The issue comes down to the problems with the zone created with the half acre lots. The other issue is the provision for retail which might cause lawsuits and traffic issues. The reason the medical development has been delayed in my opinion is that Planning and Zoning has created a special zone for medical before doing the proper zoning research.

**Mr. Minnich** said while the lawsuit is pending we are taking applications for site plan and special permits.

**Mr. McGrail** said neighboring towns have started medical development and some medical developments have an element of retail and we all need to compromise.

**Mr. Primini** said the only issue he saw is the concern for free standing retail.

**Nick Perugini** said he had concerns with retail selling other than medical items in the whole zone not just this site.

**Mr. Minnich** there is restrictions.

**4. Minutes**

- a. Regular Meeting – October 21, 2010.  
(Theodore Migliarese sec. Jack Traver) to approve the Meeting Minutes dated October 21, 2010.

Discussion: None.

MOTION PASSED UNANIMOUSLY

**5. Correspondence – none**

**6. Economic Development Coordinator's Report**

**Joe Seacrist reported: His full report is attached to these minutes**

Mr. Frigon, Mr. McGrail, and Mr. Seacrist met with **CERC** discussed ways to develop a comprehensive strategy for commercial and industrial development in town. CERC will present a proposal with several steps on what the town is interested in looking at strengths, weakness and threats.

**Mr. Nardelli** noted there is money left in the account from an Economic Development grant.

**CT ? Development Association** annual meeting will be at Windstone Tavern in New Britain and to let him know if interested.

Referred to memo supporting the draft plan for the **Naugatuck River Greenway** with copies going to Town Council, Planning and Zoning and Mr. Frigon.

Working with Waterbury Chamber of Commerce to replace an **unsightly sign** coming into town from Morris, Route 68 for Watertown.

The Commission mentioned another sign that might need to be looked at near Westbury Room right hand side heading into town.

Welcomed the Shirt Bakery a new business that moved into the Stepco Printing building on Commercial St.

Noted Planning and Zoning approval for the driving school relocation in Watertown.

**7. New Business**

**a.) Fast-Track program sponsored by CERC.**

CERC will help market property in town with the approvals completed in 90 days. Identified two properties for new construction may be able to go through the approval process to list on CERC.

**b.) Discussion on Joining CERC instead of CT downtown**

Once you join they will do some surveys with services available such as tapping into databases, posting properties, and linking our website to their. When people are looking for favorable properties in Watertown it will link them right into CERC giving exposure to the properties.

(Jack Trevor sec. Theodore Migliarese) for EDC to join CERC for a one-year period.

MOTION PASSED UNANIMOUSLY

**d.) Update on Sealy Property**

**Mr. Seacrist** talked with a broker in Chicago he indicated 3 segments to the property, the first is the house on left on going up hillside, the lower part of the property on the corner and the factory piece. The broker's idea was to concentrate on the lower part of property and then deal with the factory building at a later time.

**e.) Update on Griffin School**

**Mr. Seacrist** had conversations with Joe Yamin; there are some ideas they are looking at and it is not a dead issue.

**f.) Update on Heritage woods**

**Mr. Seacrist** talked to Bob Houlihan, they did bring water and sewer to the property and when they feel the market is right again for age restricted residential then they will start.

**8. Old and Unfinished Business**

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

Proposal discussed and will not be acted on until everyone gets a chance to discuss it.

**b. Discuss payment of Chamber of Commerce Dues – paid Chamber of Commerce dues.**

**c. Discuss zoning change for Buckingham St./Callender Road – done**

**d. Update on Bus Facility/Transfer Station.**

It is in the design stage and the whole project is between 30 and 60 million dollars estimated.

**Mr. Minnich** was at a meeting recently and planning is on going on with a larger facility and could be out to bid in 2012.

**e.) Update regarding the blight ordinance.**

**Mr. Primini** Mr. DiFederico is waiting for a sample state plan and will try to phase it in starting out with residential property first. Suggested areas such as the abandoned house on Taft Avenue and Ball Farm Road and an abandoned truck off exit 37 route 8.

**f.) Discussion regarding local business expo planning --- planning March timeframe.**

Will be asking Doreen Breen to help with business expo in the Spring, using the schools. The event will let local businesses set up tables to showcase what they do and their products.

**8. Adjournment**

Motion: (Theodore Migliarese sec. Jack Walton) to adjourn the meeting at 9:17 pm.

Discussion: None

MOTION PASSED UNANIMIOUSLY

Respectfully submitted,

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Joseph McGrail, Chairman