



MINUTES
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING

Town Hall Annex
424 Main St., Watertown, CT. 06795
THURSDAY, NOVEMBER 17, 2011, 7:30 PM

Members Present: Suzanne Church
John Manno
Joseph McGrail, Chairman
Theodore Migliarese, Secretary
Nancy Rahuba
Jack Walton

Absent: Jack Traver

Alternates Present:

Alternatives Absent: Donato Orsini
Charles Rowan

Others Present: Joseph Seacrist, Economic Development Coordinator
Dave Maranaro, Pro-Mar
Day Palmer – Gowans-Knight

1. Convene Regular Meeting

Joseph McGrail, Chairman called the meeting to order at 7:33 pm.

2. Roll Call

Roll call was executed

3. Public Participation

Day Palmer – 267 Bryant Road & 49 Knight Street

Ms. Palmer asked about information regarding the state economic development monies and a contact name to set up meeting.

Mr. Seacrist will call DECD to set up meeting along with the business owners to see if funds are available to relocate businesses.

Dave Maranaro – Stonybrook Construction

Mr. Maranaro is looking for the commissions input regarding plans for the 6 acres on Park Road to build 4 or 5 buildings, two for metal mini storage units and the rest block buildings for smaller businesses starting up. Mr. Maranaro would start with the metal storage units first getting the cash flow and then build the block buildings in the near future.

Commission Concerns

The commission had concerns with the storage units being visible from the street and conformance with town's regulations.

The commission liked the idea of the incubator businesses and to have the storage unit building work in conjunction with the block building, the small businesses would need storage as they grow.

4. Minutes

MOTION: (Ted Migliarese sec. Nancy Rahuba) to approve the Regular Meeting Minutes from October 20, 2011 as presented.

Discussion: none

Aye: 6

Nay: 0

Abstain: 0

Motion passed unanimously

5. Correspondence - none

6. Economic Development Coordinator's Report

Distributed at meeting and posted on web.

7. Old and Unfinished Business

a.) **Update on CERC information** – meeting scheduled Wednesday, November 30th.

b.) **Update on CVS proposal.** – variances approved from ZBA

c.) **Update on Medical Complex on Buckingham St.** – no update.

d.) **Utilization study of building with industrial park – Fall project.** – no update

e.) **Update on Construction Debris Facility.** – they are close to closing on property.

f.) **Discuss Commercial Realtor Seminar.** - will be an April event with a possible bus tour.

8. New Business

a. Discuss and vote on EDC meeting schedule for 2012.

(Nancy Rahuba sec. John Manno) The Economic Development Commission meets the third Thursday of the month at 7:30 pm at the Town Hall Annex.

The following is a schedule of meeting dates for 2012.

January 19, 2012
February 16, 2012
March 15, 2012
April 19, 2012
May 17, 2012
June 21, 2012
July 19, 2012
August 16, 2012
September 20, 2012
October 18, 2012
November 15, 2012
December 20, 2012

Aye: 6
Nay: 0
Abstain: 0

Motion passed unanimously

b. Discussion of setting up a procedure for recommending tax incentives to the Town Council.

General discussion regarding tax incentives for future businesses that want to come to Watertown taken on a case by case basis.

Joe McGrail would like to set up a sub-committee.

(Nancy Rahuba sec. Ted Migliarese) to amend agenda under New Business to discuss the ProMar proposal for Echo Lake Road.

Aye: 6
Nay: 0
Abstain: 0

Motion passed unanimously

c. Pro-Mar Proposal for Echo Lake Road

The consensus of the commission is to support the concept of buildings that would support small businesses.

(Nancy Rahuba sec. Ted Migliarese) if needed Mr. Seacrist will send the letter of support regarding buildings on that site that will support small business.

Aye: 6
Nay: 0
Abstain: 0

Motion passed unanimously

8. Adjournment

Motion: (Nancy Rahuba sec. Ted Migliarese) to adjourn the meeting at 9:15 pm.

Discussion: None

Aye: 6
Nay: 0
Abstain: 0

MOTION PASSED UNANIMIOUSLY

Respectfully submitted,

Joseph McGrail, Chairman