

**NEWINGTON ECONOMIC DEVELOPMENT COMMISSION**

**NEWINGTON TOWN HALL  
131 CEDAR STREET  
NEWINGTON, CONNECTICUT  
CONFERENCE ROOM L-101 LOWER LEVEL**

**WEDNESDAY, NOVEMBER 5, 2014  
7:10 pm.**

**CORRECTED MINUTES**

**I. MEMBERS PRESENT**

Commissioner Karen Faust (absent)  
Commissioner Michael Fox  
Commissioner Charlene Garcia  
Commissioner David Marsden  
Commissioner Greg Polk (absent)  
Commissioner Pamela Raynock (absent)  
Commissioner Fernando Rosa  
Commissioner Clifford Stamm  
Commissioner Ken St. Onge  
Commissioner Linda Woods (absent)

PRESENT: Economic Development Director  
Andrew Brecher

**II. APPROVAL OF MINUTES - OCTOBER 1, 2014**

Commissioner Marsden made a motion to accept the October 1, 2014 minutes and Commissioner Fox seconded the motion. The motion passed unanimously.

**III. PUBLIC PARTICIPATION**

None.

**IV. CHAIRMAN'S REPORT**

Chairman Rosa reported that a new building committee for the Town Hall/Community Center project has been appointed. He also commented that he expects the State's programs for Brownfield's clean-up and redevelopment and small business assistance will continue for the next four years with the reelection of Governor Malloy.

Also see OLD BUSINESS, Holiday Event below.

## V. ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Brecher updated the Commission on the status of the National Welding project and invited commissioners to drive by and see the progress of demolition. Most of the low buildings have been demolished and the "high building" should be taken down by 11/14/14. All of the demolished materials will then be loaded and moved to disposal areas. Then Phase 2, removal of certain contaminated soils, will begin. Director Brecher also noted that the "Welcome To Newington" sign just west of the National Welding site at the gas station, which had been destroyed last winter, has now been replaced.

Director Brecher reported that the Town Council approved the contract with CT Green Bank for its C-Pace program and businesses interested in using the program to finance energy investments should be able to apply once that contract is executed by the Town Manager.

Director Brecher also reported that the Town Council approved hiring a traffic engineer to study the Alumni Road/Cedar Street intersection. At the request of the Board of Education, the scope of the study will be expanded to include Willard Avenue in front of the high school, with the intent of examining the potential for adding a turn lane heading South on Willard Avenue.

Director Brecher reviewed some recent activity on the Berlin Turnpike, including Zoning Board of Appeals approval for additional parking at a new medical office building proposed for 2272 Berlin Turnpike and the anticipated sale of the property at the corner of Prospect Street and Berlin Turnpike. Also, Firestone closed on its purchase of property next to the Bonefish restaurant [for \$1.145 million] and two building on the southern end of the turnpike are being looked at by a national auto parts retailer and a restaurant.

In addition, Director Brecher responded to various questions from Commissioners regarding properties on Fenn Road.

## VI. OLD BUSINESS

### A. Gateway/Directional Signage

No discussion.

### B. Holiday Event

Chairman Rosa reported that Town Planner Craig Minor is providing valuable assistance to supporting the event, including gathering lists of businesses to invite and recognize, notifying Town Department Heads, preparing a press release and developing a printed program. Chairman Rosa requested all commissioners arrive at the Portuguese Club by 5:15 pm on Thursday, December 4, 2014, fifteen minutes before the official start time of the event that is scheduled for 5:30-8:00 pm.

A motion was made by Commissioner Fox and seconded by Commissioner Stamm to give special recognition to Best Market at the event. The motion passed unanimously.

**VII. NEW BUSINESS**

None.

**VIII. PUBLIC PARTICIPATION**

Rose Lyons requested confirmation that the next phase of the Town Center Streetscape improvement project would be directed at Constance Leigh Drive, including the entrance from that street to the municipal parking lot.

As a follow-up to a question Ms. Lyon's raised last month, Mr. Brecher asked if interest in additional exit signage for the municipal parking lot might include more than just a sign near the exit to Market Square. Commissioner Stamm volunteered to discuss the topic with the Downtown Merchants Association.

Alan Paskewich asked about plans for redeveloping the National Welding site once demolition is complete. Mr. Brecher indicated his personal first choice would be a bioscience type facility—which could be possible if Jackson Labs is a success. Mr. Brecher also suggested that university related uses, constructed by private entities so they remain taxable, would likely be of interest to developers. As far as low income housing, Mr. Brecher expressed his opinion that would be unlikely, simply because the property is too valuable and the cost to acquire and develop it would make it impossible to keep rents low. Several Commissioners in the real estate profession concurred. In response to a further question from Mr. Paskewich, Mr. Brecher noted that any proposed development would require consideration of the impacts on traffic and parking.

**IX. REMARKS BY COMMISSIONERS**

A. District Reports

None.

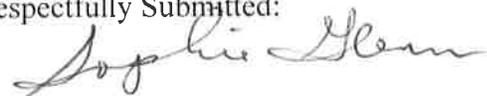
B. Chamber Report

None.

**X. ADJOURNMENT**

Commissioner Fox made a motion to adjourn the meeting and Commissioner Stamm seconded the motion. The motion passed unanimously. The meeting adjourned at 8:30 pm.

Respectfully Submitted:



Sophie Glenn  
Recording Secretary