

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION
NEWINGTON TOWN HALL
131 CEDAR STREET
NEWINGTON, CONNECTICUT
CONFERENCE ROOM L-101 LOWER LEVEL, TOWN HALL
WEDNESDAY, JUNE 3, 2015
7:00 pm.

I. MEMBERS PRESENT

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

PRESENT: Economic Development Director
Andrew Brecher

II. APPROVAL OF MINUTES - May 6, 2015

Commissioner Fox made a motion to accept the May 6, 2015 minutes. Commissioner Marsden seconded the motion. The motion passed unanimously.

III. PUBLIC PARTICIPATION

None.

IV. CHAIRMAN'S REPORT

Chairman Rosa reminded the EDC commissioners there would be no EDC meetings held during July and August, 2015. The next meeting will be September 2, 2015.

Chairman Rosa invited the EDC commissioners, friends and families to attend the "Day of Portugal" festivities at the Portuguese Club on June 6 and June 7.

V. ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Brecher reported that construction has commenced at the former Applebee's restaurant to convert it to a Verizon store. Completion is expected in late August or early September, 2015.

The Amara project received its final approval from the Town Plan and Zoning Commission. Efforts by the Owners/Developer will now be concentrated on finalizing financing, marketing, obtaining State approvals and completing drainage and parking design in consultation with the Office of State Traffic Administration.

The TPZ concluded its public hearing to consider adopting a one year moratorium on high-density housing within one-half mile of the CTfastrak Cedar Street and Newington Junction stations. While

all the speakers appearing at the hearing were in favor of the moratorium, including former Mayor Rodney Mortensen, it is unclear if the TPZ will actually implement the moratorium because that would then force the TPZ to adopt high-density housing regulations—and some members of TPZ have expressed their opposition to such housing. A vote could occur as early as TPZ's June 10, 2015 meeting.

The Town's environmental consultants are still awaiting a response from EPA before additional sampling at the National Welding site can commence. Meanwhile, a group is still pursuing a development proposal for the four acres owned by Richard Hayes adjacent to the National Welding site. The appearance of the Hayes property continues to improve as grading, slope construction and drainage installation activities move towards completion.

The Alumni Road/Willard Avenue traffic study has begun, with the intent of producing the data required to support installation of a traffic signal at Alumni Road and Cedar Street as well as improvements in front of the high school. A public information meeting with the traffic consultants will likely be held during the summer of 2015.

The Town received notification that its grant request for an electric vehicle charging station was approved by the Connecticut Department of Energy and Environmental Protection. Installation of a charging station, capable of charging two vehicles simultaneously, will take place at the southwest corner of the main island within Constitution Square over the next few months.

VI. OLD BUSINESS

A. Holiday Event

There was no further discussion of the Holiday Event that will be held on Thursday, December 3, 2015.

B. Town Center Parking, Snow Removal, Maintenance

A meeting scheduled to discuss these topics was postponed. A new date/time will be advised. Commissioner Rosa indicated he would also like to be among the attendees that will include the Town Manager, Police Chief, Highway Superintendent, Town Engineer, new Parks and Recreation Superintendent, representative from the Downtown Merchants, Commissioners Fox, Raynock and Stamm and Director Brecher.

VII. NEW BUSINESS

None.

VIII. PUBLIC PARTICIPATION

Rose Lyons noted that the vacant building inventory on the Town Planner's webpage was now five years old. She stated her objection to a letter-to-the-editor by Ethan Frankel published in The Courant. She also questioned the benefits of building the Constitution Square parking lot, the status of the Constance Leigh Drive STEAP grant, the missing Market Square Apartments sign and traffic improvements possible on Willard Avenue at Veterans Drive and Newington Junction. In addition, she commented it has been 17 years since she was told a light would be installed at Alumni Road—and is now hoping that will finally happen.

IX. REMARKS BY COMMISSIONERS

A. District Reports

Director Brecher distributed detailed maps of each district to Commissioners not in attendance at the prior meeting.

Commissioner St. Onge noted that the operators of Eddy Farm had an application before TPZ. He questioned where farm stands and beekeepers are located in Newington. Director Brecher will research those questions and report back at the next meeting.

B. Chamber Report

Commissioner Marsden advised that the Annual Meeting and Banquet was held May 29, 2015 at Indian Hill Country Club. Some 150 attendees celebrated the 70th anniversary of the Chamber and the winners of the "Best of Newington" awards.

X. ADJOURNMENT

Commissioner Fox made a motion to adjourn the meeting and Commissioner Raynock seconded the motion. The motion passed unanimously. The meeting adjourned at 8:00 pm.

Respectfully Submitted:


Sophie Glenn,
Recording Secretary