

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION
NEWINGTON TOWN HALL
NEWINGTON, CT
CONFERENCE ROOM 3
WEDNESDAY, SEPTEMBER 1, 2010
7:00 p.m.

I. MEMBERS PRESENT

CHAIRMAN THOMAS SHIELDS
COMMISSIONER THOMAS BOWEN
COMMISSIONER KEVIN CHICK
COMMISSIONER JAMES MAROCCHINI
COMMISSIONER DAVID MARSDEN
COMMISSIONER GREG POLK
COMMISSIONER DANA WOODS

COMMISSIONER MICHAEL GERHART, ABSENT
COMMISSIONER MICHAEL LONGO, ABSENT
COMMISSIONER MARY NIRO, ABSENT
COMMISSIONER FERNANDO ROSA, ABSENT

PRESENT
ECONOMIC DEVELOPMENT DIRECTOR
TOWN PLANNER, EDMUND MEEHAN

II. MEETING MINUTES – JUNE 2, 2010

Commissioner Chick made a motion to accept the minutes of the June 2, 2010 minutes and Commissioner Marocchini seconded the motion which carried unanimously.

III. PUBLIC PARTICIPATION

None.

IV. NEW BUSINESS

A. BUDNEY ROAD INDUSTRIAL PARK – PETITION FOR RELEASE OF COVENANTS

Chairman Shields reported that the requirements for release of the Park Covenants have been met including all of the signatures of the six (6) property owners. (See Attached).

Mr. Meehan summarized the history of these covenants, noting that the request to release will now go to the Town Council for approval. Mr. Meehan will prepare a memo for the

Chairman to send this favorable report to the Town Council for their decision. If approved, the Town Attorney will put the release on the land records for each of the six lots.

B. LOWREY PLACE – FORMER FOOD MART PLAZA

Chairman Shields reported that the property is in probate court. Mr. Meehan has reached out to them but as of yet has not received a reply. Related to that site, Mr. Meehan added that the Chairman of the TPZ contacted the district post office to move the two mail boxes which presents a serious traffic hazard.

V. OLD BUSINESS

A. STATUS OF MUNIPAL PARKING LOT IMPROVEMENT PROJECT PHASE I AND II

Mr. Meehan reported that the west side is essentially complete with more of the landscaping being completed when the hot weather breaks. The driveway at Steve's Place will be closed because of people speeding in and out of it.

On the east side, all the drainage and lighting is complete and the concrete is 95% completed, with brick pavers almost in place. The sub-base of the parking lot is being completed and CL&P is going to remove the meter box and disconnect power near the dumpster in order for it to be paved. There had to be sections of the sidewalk redone and two tenants asked for extra work to be completed. The bottom line is that the binder course is scheduled for September 8, 2010 and the final course the week of September 13, 2010 with landscaping beginning the second or third week of September.

Commissioner Bowen inquired regarding the Bonelli property. Mr. Meehan explained that there was a subsequent settlement for another strip of land 60'x12' wide, which cost \$50,000.00. Mr. Meehan explained that there were 5 pieces of land behind Cugino's owned by the Bonelli family. Cugino's restaurant has now been leased to Mr. Delmastro and his partners, for a new Irish restaurant. Commissioner Polk visited with the new owner and was very impressed and pleased with Mr. Delmastro's enthusiasm to be in Newington and a grand opening is scheduled for November 1, 2010.

B. STATUS OF MARKET SQUARE STREETSCAPE PROJECT

Mr. Meehan reported that the contract with the engineering firm has been signed and they have completed their land survey and will meet with the Downtown Revitalization Committee on September 20, 2010 to present their initial concept drawings and baseline engineering information, which is right on schedule.

Mr. Meehan stated that on July 19, 2010 he applied for another streetscape grant for \$400,000.00 for Market Square to supplement the \$700,000.00 and should hear from them by the first of October if that aware has been granted. Commissioner Bowen

inquired as to the ownership of the sidewalks on Market Square. Mr. Meehan replied that the town does not own all of the sidewalks and some maintenance belongs to the abutting property owner. Chairman Shields also questioned the maintenance of the sidewalks by hopefully contacting the business owners. Mr. Meehan stated there would be workshops for the owners in order to get their input for the design through the closure plan for construction.

C. NATIONAL WELDING PROPERTY PROJECT

Mr. Meehan reported that the Town, the DOT and Hayes Kaufman met over the summer and the right of way map has been agreed upon and the engineering design has been completed for an access street connecting to Fenn Road. All the survey work has been completed on widening Fenn Road with the turn signals. The drainage plan is completed and combined utility corridor agreed upon so all the pieces are in place, Connecticut DOT waiting for the federal transit funds to be finalized.

Chairman Shields was concerned about getting full value for any scrap copper in the building, for which Jeff Baron in Administration is in charge of negotiating. Mr. Meehan also noted that there is interest in student housing for this area. Of note, Mr. Meehan also reported that there is a grant application pending with the Department of Economic and Community Development for 1.3 million dollars for remediation work which was filed back in March for the Connecticut Municipal Brown Field program.

VI. PUBLIC PARTICIPATION

Rose Lyons commented regarding the mail box problem and that the dumpsters in the new parking lot will be screened with landscaping. She also expressed concern regarding the traffic problem at Steven's Place and the long range maintenance of the new parking lot.

VII. REMARKS BY COMMISSIONERS

Mr. Meehan announced the date for the Waterfall Festival, September 25, 2010. The Farmer's Market will move to the Keeny grass property on Market Square beginning this week, Thursday and Saturday.

Mr. Meehan also announced that the 2010-2020 Plan of Conservation and Development has been completed and is at the printer's for cost estimate and it will also be on the Town web page.

VIII. ADJOURNMENT

Commissioner Bowen made a motion to adjourn the meeting and Commissioner Woods seconded the motion. The motion passed unanimously. The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Sophie Glenn
Recording Secretary