

EDC REGULAR MEETING
THURSDAY, FEBRUARY 21, 2019 at 5:30pm
THE TOWN HALL CONFERENCE ROOM

APPROVED MINUTES

(Approved 3/21/19)

1. **Call to Order:** David Isom called the meeting to order at 5:30pm

Members in Attendance: *David Isom, Toulia Balestracci, Paul Simonds, Stefan Grufstedt, Brett Mastroianni (arrived 6:07pm)*

Members absent: *Dugan Tillman-Brown and Salvatore Cherenzia*

Staff present: Juliet Hodge, PDZO

Public in attendance: Mike Urgo, Nita Kincaid, Bob Carlson, Ron Lewis, and Ron Tateosian

2. **Additions to the Agenda:** David Isom requested that the Commission add a discussion about Superintendent Peter Nero's strategic planning committee under new business. Commission agreed to add agenda item.

3. **Approval of Prior Meeting Minutes:** Motion made and seconded (P. Simonds / T. Balestracci) to approve minutes of Special Meeting on 1/17/19. Motion carried 4-0

Motion made and seconded (T. Balestracci/D. Isom) to approve minutes of Special Meeting on 2/6/19. Motion carried 2-0. P. Simond and S. Grufstedt abstained.

4. **Workshop with Ron Lewis re: Possible Zone Change:** Ron Lewis owner of 339 Norwich-Westerly Road and Ron Tateosian, owner of the gas station at 1 Mystic Road, discussed their legally-existing, nonconforming commercial uses on their parcels located in the R-40 Zone just outside of the Village along Rte 2. Both are seeking a zoning change from R40 to Commercial.

Ron Lewis would like to convert the seasonal farm stand, to a year round farm stand, retail store. He would like to sell bakery items, ice cream, and other items, and to be able to expand or add a new building.

Ron Tateosian will have to replace his underground oil tanks within 5 years. At that time, he would like to replace the pumps and add diesel as well. The canopy would pivot but the building would remain the same.

The Commission supported the zone change. B. Mastroianni to submit a letter of support to Planning and Zoning. R. Lewis and R. Tateosian will have another workshop with Planning and Zoning, and will work with J. Hodge to prepare a text and map amendment to present to the PZC.

5. **Treasurer's Report:** Committee reviewed treasurer's report. Board of Selectman reduced the 2019-2020 proposed budget. A letter will be sent to the committee from M. Urgo.

6. **PDZO Report:** J. Hodge discussed conceptual plans of a multi-use, Master Plan she and B. Mastroianni had viewed during a recent meeting with developers interested in the 158 acres near the rotary.

Commission discussed recent Text Amendment application (TX/AM #18-107) and its potential impact on small farms. The proposed amendment would change the existing requirements for

Farm Breweries and other permitted accessory uses on a farm from requiring either a Zoning Permit, Site Plan or Special Permit depending on intensity and frequency of the activity to ALL such uses requiring a Special Permit regardless of intensity or frequency. Special Permit fees are currently \$560, and applicants must present a formal Site Plan to the PZC and hold a public hearing. The Public Hearing for this proposed TA was continued to March 14, 2019.

7. New Business:

- **Strategic Planning Committee:** Superintendent of Schools, Peter Nero, contacted D. Isom about his plans to form a Strategic Planning Committee. P. Nero would like a representative from each town Board/Commission to be on this Committee. D. Isom and T. Balestracci volunteered.
- **Marketing Brochure content and EDC page content:** Commission agreed to have J. Hodge discuss the process and price with Maria Miranda and report back to the Commission.
- **CCM Training in March:** J. Hodge and a member of the Board of Selectmen will attend this CERC training offered by CCM on 3/19/19 from 9am-12pm in Thomaston. All Commission members are invited to attend.

8. Old Business:

- **Marketing Map:** Alicia to attend the next EDC meeting. J. Hodge will resend email on marketing ideas. Committee needs to decide the content on the back up the map. Committee agreed not to add EDDM to the map.
- **Website Update:** Committee agreed to meet on 3/4/19 at 6:30pm to review website, edit links, add content before going live.
- **Business Visitation Schedule:** Commission members agreed to create a list of standard questions to ask businesses and possibly help with some of the visits.
- **Town Beautification Program:** Committee to roll out the program soon. J. Hodge and Commission members will reach out to businesses during visits to see if they may be interested in this program.

9. Adjourn: Motion made and seconded (B. Mastroianni / D. Isom) to adjourn meeting at 7:11pm. Motion carried 5-0.

Next regular meeting is March 21st at 5:30pm at New Town Hall Conference Room.

Respectfully Submitted,

T. Balestracci