

The Economic Development Commission held their regular meeting on Wednesday, April 25, 2012 at the Notch Road Municipal Center, Room 10 with Vice-Chair Cathy Teller presiding. Also in attendance was member Neal Kerr and via telephone, member Jeanne Webb.

I. Call to Order

Mrs. Teller called the meeting to order at 7:06 P.M.

II. Approval/Modification of Minutes

March 28, 2012 Regular Meeting

A motion was made by Mrs. Teller, seconded by Mr. Kerr to approve the minutes as presented. Motion unanimously passed with Mr. Kerr abstaining.

III. Public Comment/Introduction of Guests

John Pagini, Director of Community Development, joined the meeting at 7:11 and gave a brief update on current Planning and Zoning issues. The topics included:

- Simoniz potentially building a warehouse on the Ansaldi property. Mr. Pagini confirmed that it would meet the aquifer protection requirements.
- John Dean Cabinetry: currently still under renovation, however under no rush to open.
- Thai Restaurant: close to qualifying for a CO, just sorting through code issues.
- The package store in the same plaza is going to expand into space that was the stationary store.
- NET Source's amendment making light industry a permitted use in the Neighborhood Business zone recently passed by the P&Z Commission.
- Bolton Self Storage received permission from the P&Z Commission to store cars in their facility with limited hours.
- Preuss's have been exploring either relocation or expansion possibilities with town staff.
- The Commission is nearly ready to create two new mixed use zones on Route 44; implement LID (Low Impact Development) regulations (these are needed in the aquifer/Public water supply watershed area to satisfy DEEP, OPM, and DPH), and new parking regulations which are based on actual parking demand rather than on arbitrary standards. These same LID standards are also key to OPM's willingness to expand the sewershed line to accommodate the Cider Mill Village development, and also needs the concurrence of DPH and DEEP. This is based on a study by NW CT COG of rural land uses and their parking demand. It creates a maximum and minimum standard for parking. The Commission will need approval from OPM of the IHZ (Incentive Housing Zone) which will require 20% of housing for moderate income households. The remaining 80% is market rate. This will be an overlay zone. The regs for the mixed use zones encourage second and third floor residential.
- The Route 6 Zoning Committee is now reviewing a composite regulation based on the Route 44 regulations, which have now received legal review.

Mr. Pagini left the meeting at 7:29 P.M.

IV. On-going Business

A. Commission Members' Reports

1. Rt. 6 REDC

2. Rt. 44

3. P&Z Activities

Discussed in Public Comment.

4. Bolton Business Yellow Pages

Mrs. Teller will forward to Mr. Kerr the latest copy of the Bolton Business Yellow Pages that has been sorted into categories.

5. DECD Event

Mrs. Teller shared with the group an invitation to a Brown Bag Luncheon that will take place on May 8th at noon. The main item on the agenda is to discuss the possible DECD Event.

Ms. Webb looked into pricing for signage. The average cost is \$1500 to \$2000 depending on materials. If there are breakaway features, it will increase the cost. The group discussed obtaining 2-3 quotes for signs. Ms. Teller will check with Ms. Stille to see if any funds left over in the EDC budget from this fiscal year could be added to the funds in the Economic Development Trust Fund.

B. Outreach

There is no new information on the ribbon cuttings.

V. New Business

Nothing new to report.

VI. Announcements

A. Event Listing w/CT Office of Tourism

Mrs. Teller shared with the group an email from Joyce Stille regarding posting complimentary event listings with CT Office of Tourism. If there are any events, they should be sent to Joyce Stille, and will then be forwarded on.

B. Next EDC Regular Meeting is on May 23, 2012 at 7:00 P.M. in Room 9 of the Notch Road Municipal Center.

VII. Adjournment

A motion was made by Ms. Webb, seconded by Mr. Kerr to adjourn the meeting at 7:53 P.M. Motion unanimously passed.

Respectfully submitted,

Heidi Bolduk
Board Clerk