

Town of Stafford
Economic Development Commission
Warren Memorial Town Hall
Probate Conference Room
Tuesday April 30, 2019
7:00 PM

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INDEX:

1. **Call the meeting to order/establish quorum / Pledge of Allegiance**
2. **Welcome new members and introductions**
3. **Approve the minutes of October, 2018**
4. **Discussion Grocery Store Research with former EDC Chair Fran Moriarty**
5. **Discussion Development Incentives**
6. **Discussion Job Fair**
7. **New Business**
8. **Old Business**
9. **Adjournment**

Minutes:

1. Meeting called to order by Chairman Richard Shuck at 7:00 pm, a quorum was established, members present; Ilene Whitmarsh, John Wittenzellner, Michael Delano, and Sal Titus. Sal Titus made a motion to move the meeting to the Veterans Meeting Room, seconded by Mike Delano. With no objections the meeting was moved into the Veterans Meeting Room. Also in attendance was Mary Mita, First Selectman and David Perkins, ZEO. Commission members and viewing public stood for the Pledge of Allegiance.
2. **Welcome new members and introductions:** With three new members present, the members present introduced themselves and briefly gave a brief background about themselves.
3. **Approve the minutes of October, 2018:** Ilene Whitmarsh made a motion to approve the minutes of October 30, 2018, as presented, seconded by John Wittenzellner. Motion passed unanimously.
4. **Discussion grocery store research with former EDC Chair Fran Moriarty:** Mr. Moriarty explained the research the EDC had previously done and that him and Sal Titus had in fact met with and had spoken with representatives from a couple of small grocery stores. It was the EDC's opinion at the time that the cap of 40,000 sf. that the Town had at the time was too restrictive and did not leave options for a new grocery store. In fact it prevented the Big-Y from fully expanding to the size store they have in many other towns. He explained that at the time the EDC made application to the Planning and Zoning commission twice. Once to remove the cap and once to raise the cap. One application was denied and the Chairman of the P&Z refused to hear the second application. Chairman Shuck asked David Perkins to see if he could find those applications and forward them to the EDC for review at a future meeting. David Perkins stated

the cap had been raised to 60,000 sf. Mr. Moriarty felt that that was still too restrictive based on the previous research. General discussion followed and the members decided the best action would be to put the item on as an agenda item at a future regular or special meeting once we had they information to review, and consider submitting another application to remove the cap on retail development. If a special meeting was called that Thursday nights would be best for everyone in attendance.

5. **Discussion Development Incentives:** Chairman Shuck explained that it was his understanding the P&Z had asked members of the P&Z to present some creative development incentives for discussion. Chairman Shuck felt that it may be an opportunity for the EDC to make some recommendations. Sal Titus state that when he was Chair of the EDC, that this was one thing that they were working on. Chairman Shuck stated the only thing that was brought to him was a draft of a tax abatement ordinance and that he felt there were other ways to incentivize development without tax abatements. It was decided to table the discussion and put it back on as an agenda item for a future meeting and each member can do some research and bring an idea or two for discussion.
6. **Discussion Job Fair:** It was decided to request Amber Wakely to attend the next meeting to discuss the logistics on promoting an event and the possibility of having two, one in the fall and one in the spring.
7. **New Business:** Ilene Whitmarsh made a motion to recommend to the BOS to take action to remove the members of the EDC who have not met the attendance requirements of section (2), subsection (d) of the Town ordinance 11-8. Ordinance to Remove Member or Alternant. Discussion followed where it was determined that several members had not attended at least four consecutive meetings resulting in the Commission's inability to establish a quorum several times over the last year. Motion Seconded by John Wittenzellner. Motion passed unanimously.

Sal Titus made a motion to recognize Eagle Mart for their contribution to the Town of Stafford for the use of their parking lot. Mike Delano seconded the motion. Sal Titus stated that when he was Chair, the EDC had purchased plaques and certificates for special events and that we could present them with one showing the Towns appreciation. First Selectman Mitta said Amber may have them in her office that we could possibly present it at a joint meeting of the BOS and EDC. Motion passed unanimously.

8. **Old Business:** NONE
9. Meeting Adjourned at 8:20 pm.

Respectfully Submitted,



Richard Shuck, Chairman, Acting Recording Secretary