

Town of Stafford  
Economic Development Commission  
April 16, 2024  
Veterans Meeting Room  
1 Main Street, Stafford, CT 06076

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3 pages  
*Anthony Armelin*  
TOWN CLERK

**Members Present:**

Anthony Armelin - Chairman  
Scott Nigro  
Theresa Cramer  
Larry A. McKinney  
Roger Wood

**Members Not Present:**

Christopher Paradiso  
Larry Vaughn  
John Wittenzeller  
Christopher Joseph

**Others Present:**

Amber Wakley-Whaley, Director of Grants & Community Development

**Agenda:**

1. Call the meeting to order/Pledge of Allegiance
2. Approve the minutes of the March 19, 2024 meeting
3. Discussion of potential new businesses to town/Ribbon Cuttings
  - a. Aldi's meeting recap
  - b. Chic-Fil-A update
4. Stafford Brownfields Initiative Update
5. POCD discussion
  - a. List of available commercial/industrial space and property
  - b. Other EDC-related tasks
6. New Business
7. Old Business
8. Adjournment

**Call the meeting to order/ Pledge of Allegiance**

Tony Armelin, Chair, called the meeting to order at 6:30 p.m.

**Approve the minutes of the March 19, 2024 meeting**

Larry McKinney motioned to approve the minutes, and Scott Nigro seconded. The motion passed.

#### **Discussion of potential new businesses to town/Ribbon Cuttings/Supplies**

Amber Wakley-Whaley listed a number of a businesses openings and re-openings that were coming up, as well as other events.

- Domino's Pizza is waiting on its sign and other final details.
- Mike's On Main is aiming for a summer opening.

#### **Stafford Brownfields Initiative Update**

Wakley-Whaley said she had received a grant for technical assistance with the Witt School remediation. A group would be helping with market analysis to help provide enticement for a potential developer. The group would be doing a tour of the site later in the month.

Chair Tony Armelin said he saw a news story about the Swift Factory in Hartford and how it is being reused, which he thought could be a good model for the Witt School.

Wakley-Whaley said having a non-profit or construction partner could help her pursue more grants for the site. She also noted that she is resubmitting the Hydeville Mill to the EPA for emergency removal, as there was a small fire there.

#### **Discussion of potential new businesses to town/Ribbon Cuttings**

Armelin reported to the commission that he, Wakley-Whaley, Theresa Cramer, and First Selectman Bill Morrison had met with a representative from Aldi's to talk about the possibility of bringing an Aldi's location to town. The representative indicated they need at least 3.5 acres and a traffic light to locate a new store. There was some discussion about whether Aldi's preferred to own or lease the lot.

Possible sights including Nigro's property on 190, across from Big Y, were discussed. Armelin also reported that the representative had spoken with the owner of Country Village Shoppes, Tom Briggs, to talk about blight fees, but Morrison also told him that Aldi's might be interested in locating a store there. Briggs was open to the idea but needed to know quickly so as not to proceed with his current plans for a self-storage site. The commission agreed to formally ask Morrison to connect Briggs with Aldi's.

Though there was not much information to share, it was also noted that Chik-Fil-A and Aldi's have been sited together before.

#### **POCD discussion**

Armelin explained that the Plan of Conservation & Development is a document used to help plan the town's economy. Wakley-Whaley told the EDC about the Planning & Zoning's Commission intent to hold an informational workshop and put together a committee to help shepherd some of the tasks outlined in the plan to fruition. No action was taken.

**Old Business**

None.

**Adjournment**

At 7:40 p.m. Nigro motioned to adjourn, Wood seconded, and the motion passed.

*Theresa Cunniff*  
5/13/24