

**TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION
November 14, 2018 Meeting**

DATE: Wednesday November 14, 2018

TIME: 5:30 P.M.

PLACE: **Conference Room A**

AGENDA

- A. Call to Order
 - B. Public Comment
 - C. Presentation – Raym-CO
 - 1. To consider issuing a positive referral for Raym-CO addition.
 - D. Reading of Minutes.
 - October 10, 2018 Economic Development Commission Minutes (Attachment 1)
 - E. To approve the Yearly Meeting Schedule. (Attachment 2)
 - F. Economic Developer's and Planners Report (Attachment 3)
 - G. Town Council Liaison Report
 - H. New Business
 - A. Looking at next year's activities**
 - How do we bring value to our businesses? How can Commissioners be more engaged. How do we create greater local impact within a global context? (Example the Paris Air Show for aerospace manufacturers)
 - a. **Possible New subcommittees**
 - Event Committee**
(Business Breakfast, Small Business Resource Series, Developer's Event)
 - Marketing Committee**
(Promotional materials, update web content, Flower Program)
 - Business Industry Clusters Focus Groups**
(Survey companies, find speakers that bring value to the clusters)
 - B. Open Dialog with Commissioner's for Suggestions**
- I. Adjournment

cc: Economic Development Commissioners
Town Council Liaison
Kathleen A. Eagen, Town Manager
William Warner, Town Planner
Paula Ray, Town Clerk
Deb Bull, Administrative Assistant (by e-mail)

**TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION**

DATE: October 10, 2018
TIME: 5:30 P.M.
PLACE: Town Council Chambers

MINUTES

Present

Daniel Kleinman
Robert Reeve
Brian Connolly
Carol King
Ed Giannaros

Staff

Rose Ponte
Bill Warner

- a. Call to Order**
a. Meeting was called to order by the Brian Connolly at 5:30 pm
- b. A motion was made and seconded (Kleinman/King) to amend the agenda to add Chairman and Vice Chairman elections.
a. **Motion carried**
- c. Public Comment- none noted**
- d. Presentation by Jim Calciano – 155 Scott Swamp Road**
Jim Calciano made a presentation to the Commission concerning 155 Scott Swamp Road. The project will include a Yankee Crossfit, a Thomaston Savings Bank and indoor climate control storage area. Their plans include making improvements to the building, the parking lot and landscaping.
A motion was made and seconded (Kleinman/King) to issue a positive referral for 155 Scott Swamp Road.
a. **Motion carried**
- e. Reading of the Minutes**
A motion was made and seconded (Kleinman /King) to accept the September 5, 2018 minutes.
a. The **motion carried.**
- f. A motion was made and seconded (Kleinman /King) to elect Brian Connolly as Chairman.
a. Motion Carried
- g. A motion was made and seconded (Connolly/King) to elect Bob Reeve as Vice Chairman.
a. Motion Carried
- h. Economic Development Report**
The Commissioners reviewed the Economic Development Report and Bill Warner gave a review of the various development projects that are currently in progress throughout town.
- i. Town Council Liaison Report**
Commissioner Giannaros gave an update regarding the three Town Council subcommittees. The Farmington HS Community Survey Ad Hoc Committee will finalize FHS survey questions by the end of the month, the survey will be conducted by phone and the results will be available in November 2019 . The FHS Facility & Financial Ad Hoc Committee has looked at several financial scenarios concerning FHS, they a working in partnership with BOE to develop a one page statement of need for the FHS, and representatives from Guilford school district will meet with the committee to share their high school building project experience. The subcommittee hopes to gain insight from the Guilford project. The Farmington Village Center

Subcommittee recommended that the town purchase the former Parson's property; the Town Council is interested in obtaining a traffic study of that area.

j. **New Business**

Chairman Connolly asked the Commissioners to consider possible goals and activities for the upcoming year. They will discuss this during the November meeting.

k. **Adjournment**

A motion was made and seconded (Kleinman / King) to adjourn the meeting. Meeting was adjourned at 6:25 pm. **Approved unanimously**

**Respectfully Submitted,
Rose Ponte
Economic Development Director**

CC: Economic Development Commissioners

DRAFT

**Economic Development Commission
2019 Meeting Schedule
Town Hall Council Chambers
5:30 PM**

**January 9
February 13
March 13
April 10
May 8
June 12**

**July & August – no
meeting
September 11
October 16
November 13
December 11**

Economic Development Director Report
October 2018 EDC Report

Business Visits:

During the month of October I met or conferenced with the following:

1. Mr. James Hu, Commercial real estate investor
2. Amy Vaillancourt, Tighe & Bond
3. Divya Patel, Vice President, Berkshire Bank
4. Chelsea O'Donnell, Journey Communications
5. Mike Duffany & Sam Saad, Berkshire Bank
6. Jane Kelly, Vice Present, ION Bank
7. Mike Tkac, Bad Dog Brewing Company
8. Rob Michalik, Core Construction
9. Jagdish Dalal, Cyber Security Presenter
10. Patty Lebouthillier, UVIA
11. Bob Wiener, Commercial Developer, Chase Bank
12. Senator Beth Bye, Brownfield Grant review
13. Vaishali Shah, Coder School
14. Mark Douglass, A Mark Above Financial Services
13. Bryan Balicki, Sage Engineering for Raym-CO
14. David Rotatori, President of ION Bank
15. Gregory Lewis, CTSBDC Business advisor

Partnerships Events and meetings

EDC Small Business Resource Series Breakfast- Session 2 Cyber Security
Jackson Labs 2 Day Health Care Conference
KBE Construction Wine and Conversation Event
Coder School Grand Opening
Fall Festival

Communications

Assisted with Brownfield Assessment Grant submission
Weekly Explore Farmington Event Emails
Cyber-Security Breakfast Thank you email

Planners Report –November 14th, 2018

Red is updated information

Projects in Progress

1. **Demolition 820 Farmington Ave. – working with owner to develop financially viable plan which preserves the historic building and is in keeping with neighborhood.**
 - No activity
2. **Construction of 120 unit assisted living, Farmington Ave / Bridgewater;**
 - Progressing nicely, meeting this past Thursday with DOT to discuss off site intersection work.
 - Completion goal June 2019



3. Construction of 5 Corners commercial, Birdseye/Rt 6;

- Progressing very quickly.
- Two tenants in place – Building fully leased.
- Dealing with complaint from neighbor over project in general



4. Former Stonewell Restaurant, 354 Colt Highway

- Building permit submitted for complete renovation.
- Very little communication since.
-

5. Former Apricots purchased by Wood & Tap, 1593 Farmington Ave.

- Building permit secured for complete renovation to interior and work on exterior of building. Power wash brick, new siding, windows.
- IWWA approved site work.
- Demo complete, new construction progressing nicely.
- Target completion – January 2019.



6. General Commercial building, 240 Main Street

- Fully approved
- Construction proceeding
- Permits just issued for interior fit out.
- Sidewalk boxed out.
- Permit for salon build out issued.



7. Yorkshire residential condos – 94 units, 1 Yorkshire Court/Middle Road

- Fully approved
- Several buildings complete with CO's
- Moving into complicated work on steep sloping area
- Permits granted for 2 more buildings
- **35 units complete or under construction.**



8. Medical Office Building, 55 South Road

- Site cleared ES controls in place, pad prepared.
- Building leased for surgical center.
- Site work progressing, installing drainage this week.



9. Medical Office Building, 599 Farmington Ave

- Hoe Ram for rock on state land progressing nicely, no complaints
- Steel erected, decking complete.
- Building leased



10. Carrier single family home subdivision, Alpine Drive

- Fully approved, **construction commenced with blasting for utilities.**

Approved but Construction has not Commenced

11. St. Patrick's Historic District and PZC approval. Early spring.

- Farmington Historic District Comm. COMPLETE
- PZC hearing COMPLETE / APPROVED
- Pre- construction – not scheduled
- Break ground 2019

12. Charles House multi-family residential.

- Fully approved locally
- State Traffic Commission approved
- DEEP – remediation generally approved, financing wants DEEP approval first
DEEP unresponsive, **I spoke with DEEP project manager for site identified what they needed. Applicant will be submitting in near future.**
- **DEEP conceptual approval for remediation expected in 60 days.**
- **Very large company interested in purchasing project**

13. Construction of 32 units elderly housing;

- STC approval - COMPLETE
- Make sure all easements in place to access adjacent properties and Temple property

14. New Horizon's

- Approved by IWWA, PZC approved, awarded \$800,000 CDBG grant.
-

15. Tanbark Phase 2 Application

- Residential cluster subdivision
- Private road extension of Tanbark.
- Significant open space dedication, IWWA and PZC approval secured.

Pending or Anticipated Application

16. Alzheimer's Resource Center –729 Farmington Ave.

- Informal with PZC in June – complete
- Preparing final plans for submission

17. Metro Realty Lohman's Plaza – 230 Farmington Ave.

- PZC informal – Complete
- Tenants vacating building
- IWWA approval secured.
- Applications submitted to PZC and then withdrawn

18. West Farms Solar – 2.5 mega watts, submitted to state siting council

- Approved by CT Siting Council
- Building permit in process

Other projects currently being discussed

19. Farmington Center / Parsons property

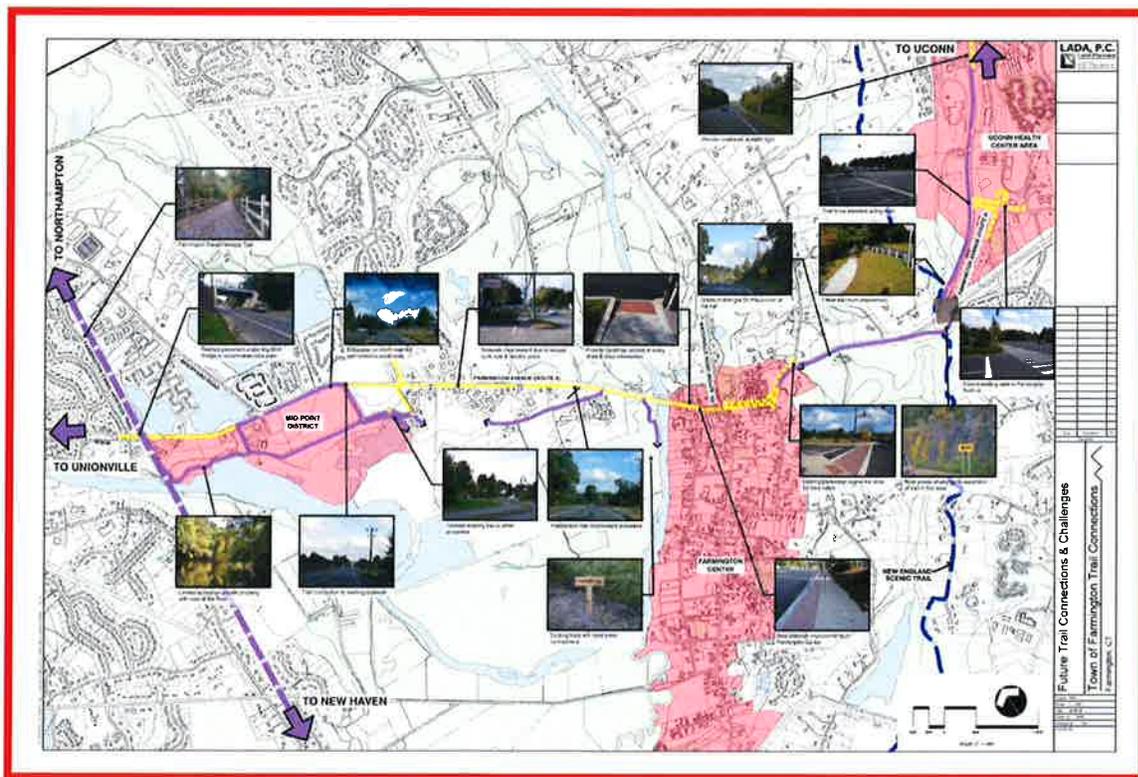
- DOT project nearly complete.
- DOT Commissioners declares property surplus
- Town acquires site to control future development
- Development of this gateway site will be critical to reinforcing Farmington's very positive image to the rest of the State. (30,000 cars a day)
- Town Council created Farmington Center Village Committee to determine town's involvement in Parsons and recommend other "quality of life" improvements. Focus area RT 4 -MT Spring to River, RT 10 –CVS to RT 4.
- Farmington Center Village committee conducted public workshop regarding the towns desire to acquire the Parsons property. Approximately 60 residents near unanimous agreement that the town should acquire and control the property.
- Town retained environmental consultant to review status, Town Council will formally vote to proceed with acquisition on 10/09/18.
- RFQ currently out to hire Landscape Architect to design improvements in corridor
- \$175,000 grant submitted to DECD for Brownfield Assessment grant.

20. Midpoint Development in accordance with POCD multi-use trail;

- In preliminary discussions with developer who would extend new trail further and ramp up to existing trail at Big Bird bridge. Also discussing micro-brewery / restaurant for existing building.
- Permission granted to relocate and refurbish old trolley stop towards hot dog stand.
- Developer close to securing option on property in order to proceed to permitting.

21. Plan for multi-use trail from UCONN Health to Farmington Center to Unionville

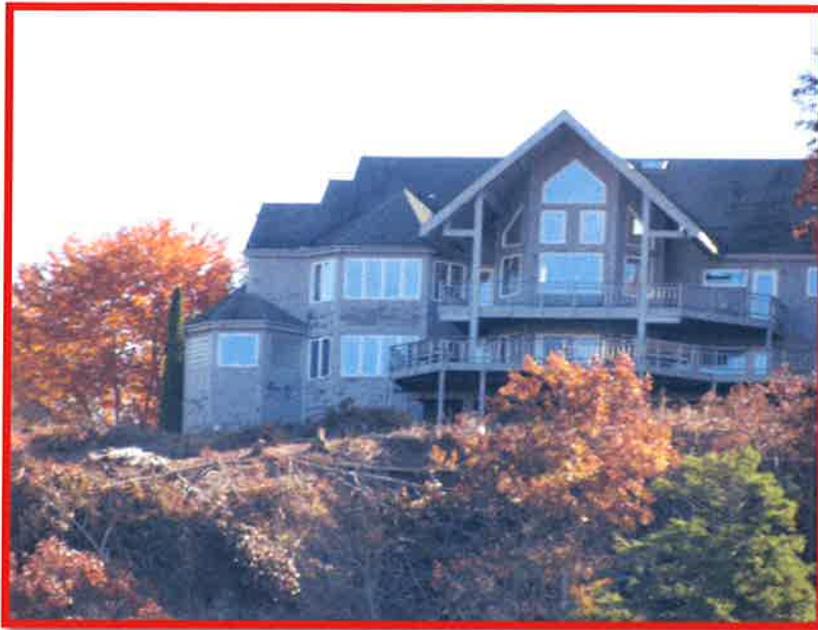
- Consultant retained to prepare plans displaying proposed route.
- Town awarded a \$375,000 state connectivity grant for the UCONN Health Center area.



Point in Time Violations

Point in time violations- are those violations that occur at a specific point in time and are not ongoing and require specific PZ Commission action. (ie. tree cutting, ridge line disturbance, land clearing, soil excavation or filling)

- 21 Pinnacle Ridge – clearing in the ridgeline protection area.



- 275 Talcott Notch Road – clearing conservation area and adding second curb cut.

