

**TOWN OF FARMINGTON, CT  
ECONOMIC DEVELOPMENT COMMISSION  
March 18, 2015**

**DATE:** Wednesday March 18, 2015

**TIME:** 6:30 P.M.

**PLACE:** Town Council Chamber

**AGENDA**

- A. Call to Order
- B. Public Comments
- C. Reading of Minutes.
  - i. February 11, 2015 Economic Development Commission Meeting. (Attachment 1)
- D. Town Planner's Report (attachment 3)
- E. Economic Development Director's report (attachment 2)
- F. Town Council Liaison Report, Mr. Jeff Apuzzo
- G. Presentation: Anytime Fitness, Scott Regina
- H. Old Business
  - i. Spring Business Breakfast Survey
  - ii. Future events
- I. New Business
  - i. Marketing campaign 2015

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

**TOWN OF FARMINGTON, CT**  
Economic Development Commission  
February 11, 2015

**Present:**

Augusto Russell  
Jeff Apuzzo  
Robert Reeve  
Joan Valenti  
Brian Connolly

**ABSENT**

Joe Howard  
John Karwoski  
Dan Kleinman

**Staff:**

Rose Ponte

**A. Call to Order.**

- a. The Meeting was called to order by Augusto Russell at 6:30 p.m.

**B. Public Comments.**

- a. N/A

**C. Approve the January 14, 2015 (attachment 1)**

- a. A motion was made and seconded to accept the December 17, 2014 minutes. (Connolly/Reeve).

**i. Approved Unanimously**

**D. Town Planner Report**

- a. N/A

**E. Economic Development Director's monthly report**

- a. The January Business Breakfast featured Peter Gioia. Surveys were handed out at registration rather than at each table. Since we received fewer responses than usual, we will revert back to placing them at each place setting. The 27 surveys that were received were extremely positive; especially about the speaker and relevant topics.
- b. During the month of January, Rose met with 15 different entities ranging from non-profits, small businesses, regional economic developers, commercial brokers, and interested developers. She attended 8 outreach events.

**F. Town Council Liaison Report**

- a. Mr. Apuzzo reported that the subcommittee for future development met on February 9<sup>th</sup> and received 8 RFQs from consultants interested in facilitating the charrettes. The eight were narrowed to two finalists that will be interviewed by the committee on February 25<sup>th</sup>. The March charrettes are scheduled for March 26, 27 and 28<sup>th</sup>.
- b. The Town Council has entered the budget process. Workshops are scheduled for the second week in March.

**G. To Review the 2015 budget**

Rose reviewed the 2015 budget. All budget expenses are tied to the economic department's annual goals. The budget reflects a 3.6% increase. Commissioner Connolly will present the budget along with Town Manager Eagen to the Town Council on March 12<sup>th</sup>.

- a. A motion was made to approve the 2015 budget ( Valenti/Connolly)
  - i. **Approved Unanimously**

**H. Old Business**

Chairman Russell is working to confirm a date for Susan Herbst for the spring Breakfast. Commissioners also discussed contacting local CEOs that could serve on the panel for the fall breakfast. In addition to the business breakfasts, the commissioners discussed hosting an event with the largest commercial taxpayers in town and town staff.

**I. New Business**

**J. Adjournment**

- a. A motion was made and seconded (Reeve / Valenti ) to adjourn the meeting. Meeting was adjourned at 7:24 PM
  - i. **Approved Unanimously**

Respectfully Submitted,

Rose Ponté  
Economic Development Director

CC: EDC Members  
Kathleen A. Eagen, Town Manager  
Paula Ray, Town Clerk  
Deb Bull, Administrative Assistant

**Report of the Economic Development Director  
February 2015**

**Business Visits:**

During the month of February I met or visited with

1. Red Stone Pub, Shawn Curtis, principal
2. FIP Construction, Russell Nelson, Comptroller
3. Northwest Chamber of Commerce, Jason Giullietti, formerly with UCONN foundation.
4. Laura Eldridge, Director of Annual Giving, Jackson Labs
5. Lisa House, Center for Reproductive Services, event and promotional manager.
6. Brandon Robertson, Avon Town Manager
7. Roy and Diana Epton, Evjen Academy, principals
8. Ted Glanzer, Valley Press Reporter
9. Scott Regina, Anytime Fitness, principal
10. Barbara and Bob Sackter, Farmington Ave. Mobile Gas Station new owners.
11. Joanie Stutter, Nutmeg TV Executive Director
12. Tim McNamara, Sullivan and Haynes, commercial realtor
13. Diane Bonney, Stylish Impressions
14. Patrick Brynes, CT Rides
15. Steve Maurer, Pizzeria Pomodoro
16. Kimberley Parsons Whittaker, CT Main Street Center, Associate Director

**EDC Activities in February**

Ribbon cutting at Center for Advanced Reproductive Services.

Featured on *Links Nutmeg TV*.

**Partnerships Events and meetings**

CEDAS Monthly Board Meeting

Chamber Monthly Executive Board Meeting

Central Chamber Economic Development Monthly Meeting

Subcommittee for Future Land Development

**MEMORANDUM  
FARMINGTON PLANNING AND ZONING DIVISION**

**TO :** Economic Development Commission  
**FROM :** William Warner, AICP Town Planner  
**DATE :** March 9<sup>th</sup>, 2015  
**RE :** Planners Report – Feb. 2015

**UPDATES HIGHLIGHTED AND UNDERLINED**

**UNIONVILLE:**

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**5-55 Mill Street -**

Revitalization and change of use for Buildings B and C. Apartments are complete and potential tenant for commercial building. PZ approved art gallery with license to sell and serve wine. **Art gallery is ready for CO. Have met with developer to discuss final work to issue CO for entire building.**

**Charles House Property –**

Meeting held with new developer who is in communication with owner. Remediation \$7 million plus land acquisition to cover owners costs to date complicate the redevelopment. New developer extremely well qualified. Developer is having a new site plan prepared that would allow project to move forward with no public subsidy. **Developer working closely with UVIA to perfect the architecture and design. Developer ready for initial reviews working on traffic impact study. Very interested in presenting to EDC. Increases in taxes and construction jobs are very significant.**

**Melrose and Bridgewater –**

**New signs approved with entirely new theme and design, construction began before snow. New signs include requirement that building signs be removed.** Meadow Restaurant unanimously approved. EDC member Joe Howard appeared and was very helpful in securing approval. **Interior demolition has begun.**

**FARMINGTON:**

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**Metro Realty – MOC Zone Campus Development (Farmington Ave / Birdseye Rd)**

Developer has acquired and demolished residential properties between Birdseye Road and the new medical building at 505 Farmington Avenue. Plans for a new medical building have

been prepared and are being reviewed by engineering. Plan or for another 20,000 sq.ft., **medical building fronting on Farmington Ave. is fully approved and going to state for traffic permit.**

#### **1141-1145 Farmington Avenue – The “Temple”**

Site work and steel frame underway and is anticipated to be completed by December 2015. Building permit issued for single family house on property as approved by PZC. **Architect presented modifications to PZC to defer construction of house and other landscape issues. PZC favorable formal application pending.**

#### **Colt Highway**

120-unit upscale apartment complex by Metro Realty moving forward quickly. All but one building has CO and are occupied. High level of interest.

#### **Farmington Village**

A new zoning designation was approved for the north side of Farmington Avenue roughly between Route 10 and High Street. This new zoning district will permit mixed use development with more liberal coverage and setback standards. The zoning is an indication that the Plan and Zoning Commission would like to see the area revitalized with a high quality mixed use development.

The former Chuck’s Steakhouse building and property. The developer is proposing to raze both buildings on the site and to replace them with a 12 unit residential building on the former Chuck’s Steakhouse footprint with under building parking and a bank building up by Farmington Avenue. Placing the bank building closer to RT 4 is good design and will help enclose the streetscape. The developer for the Chucks site requested and PZC approved a 2 lot subdivision and zoning text amendments to help facilitate their development.

The delay in the backage road proposed by DOT provides the Town with an opportunity to develop a plan for the area in accordance with the new regulations and to incorporate what this first developer is proposing. A new group Preservation NOW has been formed among many residents and institutions in the area to advocate for a plan for the area.

A new committee, which includes the EDC Chairman, will be working with the community to develop a Farmington Center plan so that the town will be prepared to facilitate the development of the Parsons property and guide private development of surrounding parcels. **Consultant selected and Planning workshops going forward on March 26<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup>. Please attend.**

The Brickwalk Shops and 763 Farmington Avenue have been rezoned to the Farmington Center Zone at the property owner’s request. This shows the value of flexible mixed use zoning. The new building at Brickwalk is nearing completion. 763 Farmington Ave has been fully approved for demolition and replacement with a new colonial building which will house

a Berkshire Bank branch. **Brickwalk Shops issued cease and desist for illegal occupancy. Fines of \$200 per day accruing since mid February.**

### **1 Waterville Road**

**Developer indicates DOT approval is nearly complete.** TD Bank North no longer interested. Owner indicates they have no tenant. Building is quickly becoming blighted. Owner will cut back over growth, fix retaining wall and demolish significant portions of building to avoid being placed on blighted structures list.

Very positive meeting with the owner/developer on September 25<sup>th</sup> regarding options to rework the plan so as to preserve the character of Farmington Village. **Again, the developer will be seeking a rezoning to take advantage of the Farmington Center mixed use zone. Nice mixed use plan much more appropriate for Farmington Center, architect preparing renderings and has presented to neighborhood group.**

### **801 Plainville Avenue**

An application has been received and fully approved for construction of a 7,000 square foot medical office building. Applicant now must receive state DOT approval and building permit. **Applicant recently removed a full dumpster of bulky waste and anticipated a spring 2015 start date.**

### **99-101-111 Scott Swamp Road**

Final site plan approved by TPZ on March 24. DOT has approved and conservation easements filed.

Building permit issued and site work has begun. **Buildings framed and enclosed. Very attractive building for the site. Developer seeking landscape modifications to better fit the site than what was approved.**

### **2 Batterson Park Road**

A proposal is in the works to convert this general office building to a medical office building for The Center for Advanced Reproductive Services currently housed at the UConn Health Center campus.

**Certificate of Occupancy issued. Ribbon cutting took place. Rose and Kathy attended.**

### **65 Spring Lane**

Northeast Riggers from Plainville purchased of 65 Spring Lane. The plan is to relocate their operation to Farmington and possibly construct a new building on the site or a subdivided portion. There will be renovations made to the existing building as well.

Renovation plans approved pulled building permit.

**The Exchange**

Plans are approved. The use is a new restaurant to be located in former space of Japanica. These plans include a new dining patio area. **Building permit issued work progressing.**