TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION
September 16, 2015

DATE: Wednesday September 16, 2015

TIME: 6:30 P.M.

PLACE: **Town Council Chamber**

AGENDA

A. Call to Order

B. Public Comments

C. Reading of Minutes.

   i. June 10, 2015 Economic Development Commission Meeting. (Attachment 1)

D. Centerplan presentation

E. Metro Realty presentation

F. Town Planner's Report (Attachment 3)

G. Economic Development Director's report (Attachment 2)

H. Town Council Liaison Report, Mr. Jeff Apuzzo

I. Old Business

   a. Business Breakfast October 14
   b. Flower Program Kick-off
   c. UVIA promotional insert

J. New Business
   a. To reschedule the October EDC Meeting

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

Attachment 1

TOWN OF FARMINGTON, CT
ECONOMIC DEVELOPMENT COMMISSION

DATE: Wednesday June 10, 2015
TIME: 6:30 P.M.
PLACE: Farmington Town Hall, Conference Room A

MINUTES

Present	**Absent**	**Staff**
Augusto Russell	Joe Howard	
Bob Reeve	Brian Connolly	Rose Ponte
Joan Valenti	Jeff Apuzzo	
Dan Kleinman		
John Karwoski		

DRAFT

a. Call to Order
a. Meeting called to order at 6:30 pm

b. Public Comments
a. N/A

c. Reading of the Minutes
A motion was made and seconded to accept the May 13, 2015 minutes Kleinman / Reeve).
i. **Approved unanimously.**

d. Report of the Town Planner
Town Planner was not in attendance. Rose reviewed his report.

e. Report of the Economic Development Director
Rose reviewed the monthly report; commissioners did not have any discussion.

Rose also shared the end of the year economic development statistics. It included the commercial to residential tax ratio, Farmington's mill rate as it compares to surrounding towns, the commercial industrial and office vacancy rates, the grand list growth, and the personal property growth. All these indicators continue to trend positively and serve as proof of the strong economic environment in Farmington. Rose will provide the Commissioners with a final report.

The marketing committee recommended that EDC send regular press releases keeping Farmington businesses and the EDC efforts in the spotlight. Rose shared a draft press release about the Hartford Business Journal's recent Business Champions Awards. Commissioner discussed how to best promote the releases. Many felt that since the events have already happened that it would be best to promote on the town's website, through e-blasts or on the patch.

Commissioner Russell inquired on the progress of the Town's new website. Rose reported that a consultant has been selected and will be meeting will all departments. Rose will notify the commissioners when that meeting will take place.

f. Town Council Liaison Report.

i. **N/A.**

g. Old Business

a. **Spring Business Breakfast Recap.**
25% of the attendees completed the breakfast survey and the surveys were very favorable. One survey respondent recommended we try to attract a more diversified audience. They would like to see more manufacturers involved. Rose will work to promote the next breakfast and focus on getting some manufacturers involved.

b. **Fall Breakfast**
Commissioner Reeve has secured Peter Holland from UTC to be the featured speaker for the fall breakfast. Rose will secure available dates from John Patrick and will coordinate with Bob to secure a date for Peter Holland.

The commissioners also discussed possible future speakers. Commissioner Valenti attended a recent breakfast that featured a former CIA member speaking about cyber security; she said the program was well attended and relevant. Commissioners agreed that it is an important topic but cautioned that we should continue to focus are topics related to the Farmington business community.

DRAFT

h. New Business

a. **2015 Flower Campaign**

Commissioners thought we should continue in the same format as last year for the annual fundraiser. Rose will create the promotional materials .

b. **Schedule a special meeting to hear the Centerplan Development Presentation.**

A motion was made and seconded to schedule a special meeting in July to hear the Centerplan Presentation for Charles House Property.
(Kleinman/ Valenti)

Commissioners requested that Rose send them an email in order to receive the commissioner's vacation schedule. Commissioner Kleinman would like to have the traffic study and environmental study prior to meeting with Centerplan. Rose will coordinate to schedule a meeting probably in late July or August.

i. **Approved unanimously**

c. **A motion was made and seconded to add a UVIA request for sponsorships to the agenda. (Russell/ Kleinman)**

i. Approved unanimously

UVIA is looking to mail an informational piece to Farmington residents in the late summer – early fall. The piece would include the history and information about UVIA, promote the new businesses that have recently opened in Unionville, and promote the Unionville festival. Commissioners discussed the motion and agreed that there are many new businesses in Unionville and it would assist with economic development efforts in Unionville.

A motion was made and seconded to endorsed the promotional letter and give them a sponsorship of $1000 towards the cost of mailing and printing. (Kleinman/ Karwoski)

i. **Approved unanimously**

i. Adjournment

a. A motion was made and seconded (Reeve / Karwoski) to adjourn the meeting. Meeting was adjourned at 7:20 pm
   i. **Approved unanimously**

DRAFT

Respectfully Submitted,
Rose Ponte
Economic Development Director

CC: Economic Development Commissioners
Jeff Apuzzo, Economic Development Commission Liaison

Attachment 2

Report of the Economic Development Director
June, July and August 2015

Business Visits:

During the month of June, July and August I met or visited with:

1. Dorothy Paragolis, Netmark Associates, partner
2. Robert Landino, Center Plan
3. Gene Beudoin, Director of Retail, Saxon Partners
4. Dick Russell, community member
5. Profit Miners, Tom Burmeister, CEO
6. Bill Perhac, Wells Fargo
7. Brian Lyman, Parker Benjamin Developer, partner
8. Sean Ditson, CURE restaurant
9. Route 4 DOT team meeting
10. Bill Knudeson, B2B CFO
11. Doug George, Amped Fitness
12. Shiela Moses, Moses CPA
13. Mark Barnhart, EDC Fairfield
14. Barrie Duschaine, KBE construction
15. Noreen Webb, Marriott Farmington
16. Nova Taylor, Wells Fargo
17. Mark McGovern, EDC West Hartford
18. Catherine Addy, Tunxis Community College
19. Cindy Scoville, Central CT Chambers
20. Hollis Hartman, The Landing
21. Sebby Milano, Farmington Garden Club; Winterberry Gardens
22. Kim Simone, Dream Ride
23. Robin Barrett, Data Management
24. Mary Ann Clerkin and Angela Hornyak, Infinity Hall, Hartford
25. Geoff Sager, Peter Dunn, Metro Realty
26. Susan Ballek, Hillstead Museum
27. CT Main Street, Kimberley Parsons Whitikar Associate Director
28. Vivian Pisani, Culteavo
29. Tricia Haggerty, Gallery at the Mill
30. Shirley Harpool, Commercial Broker
31. Corrine Gibbs, Gateway Financial
32. Bill Ducci, Ducci Electric
33. Ken Cocco, Northeast Surrety

EDC Activities in June, July and August

State of the City Presentation at Central Chamber Annual Breakfast

Ribbon Cutting, Grand Openings: Culteavo,

Assisted Dream Ride 2015

The Landing Open House Reception

Brookdale (formerly The Gables) new naming ceremony and Ribbon Cutting

Key speaker for the Business Builders Committee at Central Chambers

Farmington Garden Club, check presentation

UVIA Business Insert preparation

UVIA Business Insert Business Delivery

PARTNERSHIPS

CEDAS July FASTRAK event

CEDAS August Branford's Bioscience and Brewery Industry

CEDAS quarterly Meeting at Travelers

UVIA festival meeting

Farmington Chamber Summit meetings

Farmington Chamber monthly meeting

Farmington Chamber executive board meeting

Hartford – Farmington, Fienemann Road Project

Farmington Gateway Committee , 2 meetings

UVIA : monthly meetings

COMMUNICATIONS:

Press Releases issued

1. The Summer Flowering Baskets,
2. Business Champion Awards
3. Farmington Gateway Committee Community Meeting .

Hartford Courant article on Summer flowers

(2) Summer Business E-blast Newsletter

Farmington Gateway Community Meeting Invitation

Valley Press article on Farmington Garden Club check presentation

MEMORANDUM
FARMINGTON PLANNING AND ZONING DIVISION

TO : **Economic Development Commission**

FROM : **William Warner, AICP Town Planner**

DATE : **Sept. 9th, 2015**

RE : **Planners Report – Sept. 2015**

UPDATES HIGHLIGHTED AND UNDERLINED

UNIONVILLE:

5-55 Mill Street - Project is filling up nicely. There is a new fitness center and the 2nd floor of the Mill building is being fitted for an insurance office.

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. Developer had very positive informal review with Planning and Zoning Commission. Has retained local Atty. Hoheb. P&Z will be retaining 3rd party review consultant to double check developers work with regard to environmental and traffic. I am currently seeking quotes. Public meeting with UVIA is May 27th at the Community Center. **Formal applications submitted to IWWA and PZC. Town Council authorized modifications and easements to move the project forward. IWWA hearing will be Sept. 23rd. PZC hearing Sept. 28th.**

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. **Work continues on Meadows Resturant. New signage underway for the entire area.**

FARMINGTON:

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. A few meetings in April with Metro As they seek additional parcels of land for medical development. **Developer has retained planning consultants to look at entire area to recommend to PZC how their Plan of Development should designate this area. This will be a very public "pro-planning exercise to guide the future of the medical corridor.**

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 formally approved modifications. Utility lines underground. Next step is to energize and remove above ground wires. This will make a dramatic difference in the corridor.. **Making good progress paving, lighting going up stone walls under construction. Utility lines removed and placed underground.**

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 26th, 27th, and 28th.

Workshops very well attended draft report in hand and will be made public very soon. Report includes critical next steps. **Final presentation of plan Sept 17th at Community Center.**

Brickwalk Shops

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 and town settled the violations with payment of a $14,000 fine, $30,000 bond to insure completion of improvements. Fine was calculated to offset rent being collected. **Final CO granted work complete, building 100% occupied.**

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 25th 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. **Developer has fairly complete plans and continues to work with community group, Preservation Now, and neighbors.**

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. Landscape modifications approved subject to my final review. **Final CO in 2-3 weeks**.

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, nicely. I was at site last week discussing signage. Unique building needs unique signage. **Progressing slowly, working on sign design and branding.**