

**Town of Marlborough
Economic Development Commission Meeting
January 12, 2005
7:00 P.M.**

1. CALL TO ORDER

Greg Servodidio called the meeting to order at 7:05 p.m.

2. ROLL CALL

Regular members in attendance for the meeting were: Peter Abel, Greg Servodidio, Peter Klein, Dan Dupre, and Peter Hughes, Director of Planning and Development.

3. APPROVAL OF MINUTES

This agenda item was not discussed.

4. CORRESPONDENCE

This agenda item was not discussed.

5. EDC 2005 GOALS AND PRIORITIES

Greg Servodidio stated his goal of making the Economic Development Commission more visible in the community. The EDC took an active role in securing a positive outcome to the Business Park referendum, then became much less visible. The commission must begin again to make connections with the community.

There should be a consistent EDC presence at the Marlborough Business Assoc meetings. Peter Abel is the EDC representative. Reports from the MBA meetings will be a standing EDC agenda item. Peter Abel stated that there are 52 members of MBA, with about 20-30 who regularly attend meetings.

Greg Servodidio indicated that he is a member of the Glastonbury Chamber of Commerce, and has spoken to the executive director of the Chamber. The Glastonbury Chamber of Commerce serves the town of Marlborough. Perhaps the EDC can join the Chamber as a member.

Peter Abel developed a list of ideas for a town center plan and lifestyle vision, which he discussed.

Greg Servodidio questioned the role of EDC in fostering businesses in town. Some of his ideas:

- Invite the president of the MBA to attend an EDC meeting, to present the goals of that organization
- The First Selectman will attend the next EDC meeting to share her vision of economic development in town
- More interaction with other town commissions

Peter Klein suggested that EDC members need to know other town commission members, in order to approach them outside of meetings, in an effort to provide economic development influence. Zoning, Planning, and CDAC are the key commissions where involvement is needed.

There was a suggestion for attendance of a rotation of EDC members at the CDAC meetings. Peter Klein further suggested that EDC should be a full member of CDAC, in order to have credibility.

Greg Servodidio stated that EDC needs to expand core membership, and requests that all members attend all meetings. There is currently a vacancy for his alternate position. At a minimum, all existing vacancies need to be filled. Bill Mogensen has expressed an interest in becoming an alternate. Ken Hjulstrom has also stated his interest in joining the commission. Potential commission members need to gain endorsement of the Democratic and Republican Town Committees. The Committees should be advised that EDC is looking for members.

- Greg Servodidio summarized the immediate goals of the EDC:
- Peter Abel will be the liaison to MBA, and provide reports
 - Greg Servodidio will be the liaison to the Glastonbury Chamber of Commerce
 - The First Selectman will attend an EDC meeting
 - The MBA president will attend an EDC meeting
 - EDC will attend CDAC meetings
 - EDC will recruit members, so that all positions are filled
 - Glastonbury Chamber of Commerce executive director and MBA liaison will attend an EDC meeting
 - Marlborough web site can be better utilized to promote town growth – ask MBA to provide input on this (Dan Dupre mentioned this subject)

Dan Dupre indicated that the Middlesex Chamber of Commerce is also a very active group.

6. THE BUSINESS PARK PROJECT (EXECUTIVE SESSION)

Peter Abel made a motion to begin an executive session to discuss the Business Park project. Dan Dupre seconded the motion. The motion was approved by unanimous vote.

Peter Abel made a motion to come out of executive session. Dan Dupre seconded the motion. The motion was approved by unanimous vote.

7. OTHER BUSINESS

Plan of Development

Greg Servodidio asked Peter Hughes to provide an overview of the last Planning Commission meeting, to which EDC members were invited. The discussion involved a proposed change to zoning regulations for commercial properties. Peter Hughes distributed the proposed change to zoning regulations.

Dan Dupre asked if the proposed regulations would pertain to the Commons, or if the 60,000 square foot maximum would remain in effect. Peter Hughes replied that the 60,000 square foot regulation would remain in effect. He proposed two zones:

- All other commercial areas in town – GC1 (general commercial)
- Commons – GC2 (design commercial)

Peter Abel asked if there are any areas of the Commons to be considered for the Business Park. Peter Hughes responded that there are 7-10 acres in the rear of the Commons property that are being considered for the Business Park.

Greg Servodidio asked if the concept of a moratorium is dead. Peter Hughes responded affirmatively. Greg Servodidio indicated that there were some individuals at the Planning Commission meeting who were very much in favor of a moratorium. The reasoning involved a fear of a commercial application prior to the new regulations, and an overall feeling that the current look and feel of Marlborough should not change.

Greg Servodidio mentioned that there was a discussion at the Planning meeting of treating the Commons differently from all other commercial. The consensus of the group was to handle the Commons separately.

Greg Servodidio discussed the attendance at the Planning Commission meeting of George Cioe, Sr Vice-President at Churchill and Banks. His firm has options on the Commons property. Mr Cioe expressed his positive feedback that his firm was ready to exercise the option, if the 60,000 square foot maximum is maintained at the Commons. They have a plan for a retail center: supermarket, restaurant, bank, and other retail. Peter Hughes responded that he has met with Mr Cioe, and requested that gas stations and chain restaurants be excluded, and that there be cost sharing for surveys.

Peter Hughes stated that the town had advertised for a consultant for the town center plan in the Hartford Courant on 12/26/04 and 1/2/05. As a result of the response, fifteen information packets were sent to firms in various states. A copy of the packet was distributed to EDC members. Proposals are due back next Thursday.

Greg Servodidio asked about EDC's role. Peter Hughes replied that Planning and CDAC will develop a short list of three or four candidates, including checking of references. There will then be a group consisting of the Planning and CDAC Commissions, two members each from EDC and Zoning, and the Board of Selectmen, to perform the interviews. The town will negotiate the scope and cost of services.

Peter Hughes explained that the four commissions will work together throughout the process, with a meeting involving all commissions every 4-6 weeks. The public hearing for the interim zoning regulation change is expected to be held in early March. If approved, it will take effect in early April. It is assumed to be temporary, although there is no sunset clause.

Peter Hughes obtained the village district regulation from East Haddam, and will secure others.

The Town Forum, scheduled for 1/24/05, will discuss future capital projects, including the financial impacts of each project.

Greg Servodidio asked why a pool in town is still under discussion, when there has been negative feedback. Peter Hughes responded that the Park & Rec Commission is in favor of a pool, and the Town Forum will provide a broader audience for input on this topic.

The Board of Selectmen and Board of Finance want to be proactive in discussing and prioritizing future projects, so there is better expense control.

Peter Hughes distributed a map of planned sewer areas in town. It shows how the three types sewer installations will be used: gravity, pressure, and low pressure.

Peter Hughes distributed a document from a seminar he attended on: *The Economic Outlook for Connecticut*. Greg Servodidio asked that Peter Hughes be diligent in advising EDC members of all upcoming economic development seminars and meetings.

Dan Dupre suggested that EDC agendas be advertised to the public, in order to gain wider attendance, especially in light of having more guest speakers.

Election of Officers

Dan Dupre made a motion to appoint Greg Servodidio as Chairman of the Economic Development Commission for 2005. Peter Klein seconded the motion. The motion was approved, with one abstention.

Greg Servodidio made a motion to appoint Peter Abel as Vice-Chairman of the Economic Development Commission for 2005. Peter Klein seconded the motion. The motion was approved by unanimous vote.

8. ADJOURNMENT

Peter Abel made a motion to adjourn. Dan Dupre seconded the motion. The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Kathryn Parker
Board Clerk