

Town of Marlborough
Economic Development Commission Meeting
February 18, 2009
7:00 P.M.

1. CALL TO ORDER

Greg Servodidio called the meeting to order at 7:14 p.m.

2. ATTENDANCE

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

3. PUBLIC COMMENTS

There were no members of the public in attendance.

4. BUSINESS PARK PROJECT

a. Follow-up Discussion on 2/12 Joint Meeting

Greg Servodidio stated that he wants to keep the project moving after the February 12 meeting. He asked for feedback on the meeting. Jane Boston commented that there was good attendance, additional details were provided, and there seemed to be agreement among those attending. Greg Servodidio agreed that there didn't seem to be much dissention, although he would have liked to see more BOF participation. Peter Hughes added that he would have liked to see more attendance, because only about half of all board/commission members attended.

b. Next Steps

Peter Hughes indicated that engineering for the project is dependent upon getting through the next budget cycle. Also, the Milone and MacBroom report will include financial options for moving forward.

Greg Servodidio stated that zoning is the important next step. Peter Hughes responded that there are some Plan of Development funds that can be used in the next 4-5 months to fill in details of the draft of zoning regulations, based on the outline that will be provided by the Zoning Commission. Town center regulations can be done at the same time. Stormwater regulations are also now being developed in conjunction with surrounding towns. Scott Miller wants a separate document for zoning requirements in an appendix to the report.

Peter Hughes discussed that EDC can look at the regulations in terms of constraints and flexibility. There is also environmental sensitivity in the area.

Tomorrow night is the Zoning Commission meeting where Peter Hughes will discuss that there is a need to develop Business Park and town center regulations now. The Zoning Commission can do a skeleton of the regulations, followed by the hiring of a consultant to fill in the details. EDC will remain involved. Greg Servodidio will also follow-up with Scott Miller.

There was a discussion about Business Park Route 66 frontage.

Peter Hughes stated that EDC will be involved in understanding bulk standards and uses, keeping in mind the character of the area and flexibility.

Greg Servodidio asked about permitting. Peter Hughes responded that permitting is a funding issue because there are reports and surveys that are needed prior to going to the state. It will be \$35-40K to fill out the applications. It's a 3-4 month turnaround.

Greg Servodidio asked if the STC approval is for the entire parcel, including the Commons. Peter Hughes replied that all costs need to be determined, and the town will ask for contributions from Marlborough Associates and the Commons. If they don't want to participate now, the Business Park can still be developed separately.

There was a discussion about Marlborough Associates and what will be done if they don't want to participate in the project.

Peter Hughes stated that there will be cost savings if the STC survey work is accomplished this year, and additional savings if the application is done by the town.

Greg Servodidio asked about the final cost of the Milone and MacBroom report, and Peter Hughes responded that it is approx \$80K.

Marlborough Associates had some comments on the Milone and MacBroom report, but Churchill and Banks has not yet commented.

c. 2009-2010 Budget Request for Project

Peter Hughes stated that \$25-35K is needed in the budget, otherwise authorization funds may be used. If the authorization funds are used, the application can be at STC in April. The First Selectman authorizes this spend, but he will want to get consensus prior to moving forward.

Greg Servodidio asked if there should be a funding request of BOF. Peter Hughes responded that STC permitting funding should be requested, so this task can be accomplished this year. He will draft the request to BOS, providing the draft to EDC for comments within the next week.

5. TOWN STAFF REPORT

Peter Hughes discussed that both the sewer and town green work should be completed in June-August timeframe.

There will be bids next month for the West Road trails. School trails will be done in the summer.

A potential property swap between Marlborough Assoc and the Commons can be done soon.

There is no chance of getting stimulus funding, as it is going to water treatment plants.

The town will receive the \$1.9 M that is outstanding from the state for the sewer project in the spring. That will make the project fully funded to-date. The remainder of the project is estimated at \$16M, so it remains on the state list. The remainder of the project would cover Roberts Rd, the remainder of the lake, and up to the Business Park.

The Marlborough Health Care Center wants to add a rehabilitation center. Joe Asklar plans to build two buildings on North Main St.

Peter Hughes asked commission members if they want to continue mail map advertising of EDC for another year. EDC members replied affirmatively, but asked that commission member names be updated, and the "Tradition with Vision" slogan be added.

6. OTHER BUSINESS

Peter Klein made a motion to approve the 12/17/08 minutes. Dan Dupre seconded the motion. The minutes were approved by unanimous vote.

a. Film Project

Jane Boston stated that Gov Rell has made a proposal to cap the tax benefit for filmmakers. There is not much filming happening right now.

b. Web Site

Jane Boston asked if some of the Business Park presentation can be added to the EDC website. Peter Hughes replied affirmatively.

7. PUBLIC COMMENTS

See #3.

8. ADJOURNMENT

Peter Klein made a motion to adjourn. Dan Dupre seconded the motion. The meeting was adjourned at 8:23.

Respectfully Submitted,

Kathryn Parker
Board Clerk