

**Town of Marlborough
Economic Development Commission Meeting
April 15, 2009
7:00 P.M.**

1. CALL TO ORDER

Greg Servodidio called the meeting to order at 7:13 p.m.

2. ATTENDANCE

Regular members in attendance for the meeting were: Greg Servodidio, Dan Dupre, Mike Chotkowski and Mark Hayes.

3. PUBLIC COMMENTS

There were no members of the public in attendance.

4. BUSINESS PARK PROJECT

a. Scheduling Final Presentation

The First Selectman requested that the public meeting be held after approval of the town budget. It was suggested that the meeting be held on June 17, which is the date of the June EDC meeting. It will be an All Boards meeting at the Senior Center.

b. STC Permit

Peter Hughes stated that all survey work is done for the STC permit. The owners of the Commons shared the cost.

c. Next Steps

Peter Hughes stated that he has received the final Business Park Plan, excluding the traffic section. The final report will be printed next week.

Peter Hughes stated that there is the ability to get \$370K more in funding to cover design of the Business Park. This would need to be approved by the First Selectman.

Peter Hughes feels that BOF will not allow any further expenditures for the Business Park.

There was a discussion about DECD funding of the Business Park and the drawbacks involved. Peter Hughes feels that the best option is to design, permit, then RFQ the Business Park.

Mark Hayes provided comments on the Business Park that were stated in the last MBA meeting:

- Parking patterns – will the proposed traffic light configuration slow traffic in town? Also, will the traffic lights have an influence on bringing people to existing town businesses, or the Business Park?
- Will there be a discount for Business Park occupancy for current town businesses?
- Will there be a disadvantage to existing businesses with old infrastructure when Business Park businesses have new infrastructure?
- What will be the mix of businesses in the Business Park relative to current businesses in town?
- There is a concern about the appearance of existing businesses as compared to the new look of the Business Park.
- Will there be a place in the Business Park for small businesses that need a very small space?

Peter Hughes commented that there will be only two retail pads in the Business Park.

Greg Servodidio asked Mark Hayes to invite MBA members to the June 17th Business Park meeting. Also, he and Peter Hughes would be happy to attend an MBA meeting to discuss the Business Park.

Peter Hughes indicated that there needs to be a discussion with Churchill and Banks regarding their ability to fund sewer and the road right of way.

5. TOWN STAFF REPORT

Peter Hughes stated that sewers will be operational in August.

Mark Hayes asked how Marlborough ranks in terms of state sewer funding. Peter Hughes replied that Marlborough is at the top of the state list, but additional sewer work must be a ballot question for residents in November.

There was a discussion that there are fewer sewer users due to the cutback in the sewer area, so the town must pay a higher percentage of the sewer loan.

In terms of the town budget, there will be a public hearing on 4/27/09 and a town meeting on 5/11/09. The budget may only be lowered at this meeting.

Federal stimulus funds, through DOT, for \$400K, will be used for bus lane improvements at Exit 12. The work will be done in the fall.

The new traffic lights in town will be installed in October.

The town green project will be completed in July.

Repaving of Route 66 where sewer work was done will be completed by August.

The EDC budget has been cut by \$400.

6. OTHER BUSINESS

Jane Boston requested the following change to the 3/18/09 minutes, added as a last sentence to #5 (Town Staff Report): *EDC has an interest in reviewing and providing input on the latest draft of the Plan of Conservation and Development.* Greg Servodidio made a motion to approve the 3/18/09 minutes with this change. Dan Dupre seconded the motion. The minutes were approved by unanimous vote with the noted change.

a. Film Project

Jane Boston provided an e-mail report that she left a voice mail for Rainbow's End Horse stable to see if they want to participate in the town film project. Also, there are no current films in the state.

b. Web Site

Greg Servodidio stated that Bill Morande will provide comments to Brian Fentress on the EDC website, and Brian Fentress will present the website traffic report at the next meeting.

c. 2008 Plan of Conservation and Development

Peter Hughes stated that the Plan of Development, both text and maps, will be e-mailed to EDC members for comments. The Plan was submitted to BOS on 4/7/09 and CRCOG on 4/9/09. Both areas have 65 days to comment. The Planning Commission then reviews and incorporates comments and schedules the public hearing.

Peter Hughes showed and reviewed maps for Future Land Use, Transfer of Development Rights, Residential Land Value, Commercial Land Value, and Future Development.

7. PUBLIC COMMENTS

See #3.

8. ADJOURNMENT

Greg Servodidio made a motion to adjourn. Dan Dupre seconded the motion. The meeting was adjourned at 8:15.

Respectfully Submitted,

Kathryn Parker
Board Clerk