

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

1. CALL TO ORDER

Greg Servodidio called the meeting to order at 7:06 p.m.

2. ATTENDANCE

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

3. PUBLIC COMMENTS

Residents Dick and Carol Shea attended the meeting. They are new residents in Marlborough and have been attending board and commission meetings to learn about the town.

Greg Servodidio provided an overview of the EDC commission goals and projects.

4. ZONING REGULATION DISCUSSION

Greg Servodidio stated that he has had ongoing discussions with Scott Miller, Chairman of the Zoning Commission. He has expressed the need to have revised zoning regulations in place for the Business Park. It is currently zoned residential. This is the logical time to complete zoning regulations, now that the final consultant report is in place. Business Park zoning regulations is on the Zoning agenda for tomorrow night. The consultant report provides a good template to develop zoning regulations.

Jane Boston asked about a timeline for developing the regulations, and Greg Servodidio responded that Scott Miller is reluctant to commit to a date. Peter Hughes added that the Zoning Commission is finishing sewer regulations now, so a draft of Business Park regulations may be available by EDC's August meeting.

Dan Dupre asked if the Zoning Commission is working on town center regulations. Greg Servodidio responded that he is not sure, although lake regulations are under discussion. Zoning prefers to look at zoning regulations for the town as a whole, but this is a daunting task, so the recommendation is to pursue Business Park regulations, because they are needed. Peter Hughes added that town center regulations will be developed concurrently with Business Park regs, because town center regs are important now that sewers are in. He doesn't want to have to impose a moratorium on development.

Greg Servodidio encouraged EDC members to attend the Zoning Commission meeting tomorrow night.

Peter Hughes indicated that zoning regulations for business parks in Stamford, Glastonbury and Canton will be reviewed to see if there are sections that Marlborough can use.

5. BUSINESS PARK PROJECT

a. STC Permit

Peter Hughes stated that survey data is ready to be used for the permit process.

b. Next Steps

Peter Hughes stated that everything is on hold until the All Boards meeting in September. The September meeting will determine future financing of Business Park design work.

6. TOWN STAFF REPORT

Greg Servodidio asked about the status of Joe Asklar's application. Peter Hughes responded that the public hearing is tomorrow night to potentially change the front yard setback variable concerning the height of the building. He thinks it will be adopted.

Peter Hughes discussed that sewer connection notices will go out in September, with the system expected to be operational in the fall.

Jane Boston asked when the WPCA will finalize costs, and Peter Hughes responded that it will occur before notices go out.

It is unknown if there will be a referendum to expand sewer coverage.

There has been no success in having discussions with CT Water about the public water situation.

Marlborough Barn will have greater flexibility for occupancy once the sewer is operational. Their biggest hurdle is that there was a perception that everything in the complex was closed down. Greg Servodidio added that the farmers market seems like a good idea.

7. OTHER BUSINESS

Greg Servodidio spoke at the June MBA meeting. His message was to consider EDC as a resource if there are any issues relating to town government. Pam Sawyer was also there. There was a report about state and local government.

Jane Boston suggested that there be an EDC subcommittee for Business Champions or Business Advocates. This ties into what Greg Servodidio discussed at the MBA meeting. She also suggested that FOI allows for meetings via e-mail. Peter Hughes will check into this.

Peter Hughes suggested that Jane Boston's idea could be accomplished by visitations to businesses in town, then having them describe their business and their issues. Greg Servodidio added that MBA somewhat fills the role described by Jane Boston. Mark Hayes is a member of the board of the MBA, but all EDC members are welcome to attend.

Greg Servodidio discussed that a public act passed by the General Assembly promotes regional economic development initiatives. This involves collaboration among towns and the towns refraining from competing to attract business. There are incentives. This is considered smart growth, promoting greenfields concept and local job growth.

Jane Boston commented that it is a good idea. Peter Hughes added that sharing revenue is an interesting concept, and some towns have non-compete agreements for tax incentives.

Greg Servodidio will provide EDC members with a copy of the legislation.

a. Film Project

Jane Boston stated that there is one movie filming in CT in the fall. The state legislature is considering revising the film tax credit. Studios in CT are attracting customers.

b. Web Site

Greg Servodidio stated that Brian Fentress brought statistics of website traffic, and the traffic is picking up. There should be more details next month.

c. 2008 Plan of Conservation and Development Update

This agenda item was not discussed.

d. Marlborough Day

EDC will be a participant in Marlborough Day, which is Sunday, August 23. Volunteers are needed for 2-3 hour shifts.

8. PUBLIC COMMENTS

Resident Carol Shea asked what types of businesses are expected in the Business Park. Greg Servodidio responded that businesses expected are: professional offices, light industrial, and limited retail on Route 66.

Carl Shea asked about the Business Park marketing strategy. Greg Servodidio responded that the All Boards meeting will decide how development of the site is pursued. Options are: sell the land, partner with a private developer, the town develops the property, or public funding. He added that the planning process was just completed and the consultant report will be put on the town website.

Carol Shea asked about potential customers and Greg Servodidio responded that there have been very general expressions of interest. Dan Dupre added that commissions have also decided which types of businesses are not wanted.

Resident Dick Shea suggested that Windsor has good regulations, with a new industrial park under construction.

9. ADJOURNMENT

Dan Dupre made a motion to adjourn. Jane Boston seconded the motion. The meeting was adjourned at 8:24.

Respectfully Submitted,

Kathryn Parker
Board Clerk