

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
January 30, 2023 Special Meeting**

**Minutes**

A special meeting of the East Granby Economic Development Commission was held on Monday, January 30, 2023. Members present when Chairman Paul Thulen called the meeting to order at 5:30 PM were Dan Barrett, Kerry Flaherty, Tom Lally, and Paul Oliva. David Iannucci arrived at 5:37 PM.

**MINUTES**

A motion was made by Kerry Flaherty and seconded by Tom Lally to approve the minutes of December 19, 2022. Votes in favor were unanimous. Motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

East Granby resident and prospective Commission member Peter Ritter was in attendance as well as East Granby resident Amanda Lindberg. Ms. Lindberg questioned the population goal of 10,000 residents mentioned at a recent Village Center public information session. Commission members commented that a level of 10,000 residents is often a threshold used by retail businesses when considering development in a given area. They noted that while there is a current objective to increase the population in the center of town, there is no existing plan or goal by any Town administration, commission, or board to grow the population to 10,000 residents.

David Iannucci arrived at 5:37 PM.

Ms. Lindberg also indicated that after attending the information sessions, she has the impression that smaller apartment units would be more welcome in the Village Center and larger apartment buildings would be more acceptable in the Transition Zone.

**COMMUNICATIONS**

- EDC Meeting Minutes for December 2022
- Economic Development Report January 2023

**ECONOMIC DEVELOPMENT REPORT**

Sandra Johnson reported that the Village Center planning has reinforced good communication and personal contact with businesses and business landowners as was seen during the COVID-19 pandemic. Highlights from her report include:

- The former Snelgrove property will be coming on the market soon. The property could be partnered with the adjacent triangle plot of land.
- The owner of the Nicholson Road property is working on financing at this time for a multi-family project.
- The owners of the multi-family East Street property are currently working on their Bloomfield project but plan to move forward in East Granby at mid-summer.
- The owner of the corner shop properties, including the Dunkin Donuts building, plan to meet with the Town after the Village Center Master Plan has been finalized to discuss redevelopment in accordance with the Village Center vision.

- The former Kane’s property on South Main Street is on the market. A restaurant is a possibility for this site.
- Mark Oquisanti will be looking to develop his 50-acre parcel.
- Mr. Wilson, owner of the 12-acre parcel that fronts Route 20, will be holding on development at this time.
- Joining Technologies has purchased a property in Windsor and is moving their automation division to that location. There were no existing options in East Granby so they opted for the additional space in Windsor.
- Mr. Brignole has purchased 103-105 Hartford Avenue from Thrall.
- Kevin Colon gave an easement to the Department of Transportation on Route 20.

## **OTHER BUSINESS**

### **A. EDC Membership Status**

Paul Thulen announced that two EDC members chose not to renew their membership for 2023: Oliver Davis and Chick Bistany. Two applications have been received, Peter Ritter’s being one of them, and Mr. Thulen intends for both applicants to join the Commission in February.

### **B. Officer Election – January 2023**

A motion was made by Paul Oliva and seconded by Tom Lally to elect Paul Thulen as Chairman of the East Granby Economic Development Commission for 2023. Votes in favor were unanimous. Motion carried.

A motion was made by Paul Thulen and seconded by Paul Oliva to elect David Iannucci as Vice Chairman of the East Granby Economic Development Commission for 2023. Votes in favor were unanimous. Motion carried.

A motion was made by Paul Oliva and seconded by David Iannucci to elect Tom Lally as Secretary/Treasurer of the East Granby Economic Development Commission for 2023. Votes in favor were unanimous. Motion carried.

### **C. EDC Task #2 – Available Buildings & Properties**

At the last meeting, a sortable list of available properties for the Town website was discussed. The Town webmaster is currently working on a solution and will have it available for review shortly.

### **D. EDC Task #3 – Business Retention & Visitation**

The listing of East Granby businesses has been divided among the members of the Commission. Each member is responsible for visiting approximately 15 of them to update them on current happenings and listen to their individual concerns.

Paul Thulen met with a number of businesses to invite them to the Village Center meetings and found that two of them had concerns with their business volume and/or marketing and signage. Mr. Thulen will follow up with both of them.

Paul Oliva contacted the remaining businesses to make them aware of the Village Center meetings and found that they were very receptive and positive about the Village Center study. Mr. Oliva recommends in-person visits to retail establishments.

The business list spreadsheet sent to Commission members by Paul Thulen has a list of potential conversation starters on its second tab labeled “Survey.”

**E. EDC Task #14 – Village Center Master Concept Plan**

Paul Thulen stated that a summary meeting was held last Tuesday and the findings from the public information sessions have been posted on the Town’s website. He reported that the next steps from Goman+York involve a draft final report for the committee, a presentation to the committee, and a final report in mid-February. The final product will be a recommendation for the Village Center, not a mandate. Excerpts from the Village Center report will be incorporated into the Town’s next Plan of Conservation and Development.

Commission members expressed their satisfaction with working with Goman+York. The presentations were well-received by the public, thorough, and contained factual data from recognized sources. Businesses will also be able to use the demographic information presented to tailor their offerings to town residents.

**F. EDC Task #24 – Develop Niche for East Granby**

Todd Zessin has volunteered to explore options and reasons for people to come to East Granby, including kayak races, Old New-Gate Prison, farmers’ markets, etc.

**G. Marketing – Articles (Business Spotlight, Etc.)**

David Iannucci recommended that Spotlight articles be put on hold for “Let’s Talk Turkey” until after the Village Center study is released. He suggested listing upcoming EDC meetings to increase public awareness and participation.

**H. Incentives and Regulation Changes, Façade Improvement**

The business incentives program is available for developers who are making expansions in town. Once the Village Center Master Concept Plan is finalized, Paul Thulen would like to resume working on the façade improvement program and promote the recommendations the plan identifies.

Paul Oliva commented that he has heard concerns from residents recently that the tax incentive plan would support multifamily housing projects. He clarified that the incentive plan is only for commercial, industrial, and mixed-use projects.

**ADJOURNMENT**

Prior to adjournment, there was additional discussion regarding any upcoming plans for the Silverman property and the public storage and internet auction applications to be reviewed at the next Planning & Zoning Commission meeting,

A motion was made by Kerry Flaherty and seconded by Tom Lally to adjourn the meeting at 6:31 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Laura Hall  
Building and Land Use Administrative Assistant