

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
November 27, 2023 Meeting**

Minutes

A meeting of the East Granby Economic Development Commission was held on Monday, November 27, 2023. Members present when Chairman Paul Thulen called the meeting to order at 5:31 PM were Tom Lally, Kerry Flaherty, and Paul Oliva and alternate member Peter Ritter.

MINUTES

A motion was made by Paul Oliva and seconded by Tom Lally to approve the minutes of the October 23, 2023 meeting. Votes in favor were unanimous. Motion carried.

DISCUSSION WITH PUBLIC AND/OR APPLICANT – None.

COMMUNICATIONS

- EDC Meeting Minutes for October 2023
- Economic Development Report November 2023
- EDC Meeting Schedule

ECONOMIC DEVELOPMENT REPORT

Paul Thulen reviewed the IWWC and PZC applications listed in the November Activities Report. Approved IWWC applications include those for Copart, Timothy Brignole, Jonesers Express Transportation, and 12-14 School Street. Approved PZC applications include those for Copart and 13 Nicholson Road. Public hearings for Jonesers Express Transportation's PZC application and a zone text amendment regarding drive-thrus in the CPT Zone will be held on January 9, 2024.

Kerry Flaherty expressed concern that the developer of the Jonesers Express Transportation facility does not want to engage with MDC to extend the water line. He stated that private water systems are not under the purview of the Fire Department for flow testing and commented that future development in East Granby could be negatively impacted by the lack of a robust public water system. Paul Thulen suggested that the EDC write a letter to the Town Planner and administration suggesting that the Town's water supply be made a priority for future grants.

A motion was made by Paul Oliva and seconded by Kerry Flaherty for the EDC to submit a letter to Town administration stating that the EDC believes that development activities could be inhibited by a lack of firefighting infrastructure and suggesting that grants that extend the reach of town utilities be explored to make East Granby more attractive to developers. Votes in favor were unanimous. Motion carried.

Kerry Flaherty left the meeting at 5:59 PM.

Paul Thulen shared his rough estimates regarding current planned developments. His projections indicate that the new developments would bring an additional 30 to 40 kids into East Granby's school system for a total of less than 900 students, which is still lower than the peak of 907 students in 2009. Additional Town revenue would be about \$1,000,000.

OTHER BUSINESS

- A. **Business Retention & Visitation** – At the last meeting, Brian O'Connor presented the manufacturing trifold he created. It has been reviewed by Robin Newton and the Commission and Mr. O'Connor is currently updating and editing the brochure. Paul Thulen would like to send it to manufacturers via email and then make follow-up visits in person with the largest companies.

B. Village Center Concept Master Plan (Farmers Market, Attraction Wayfinding, Small Business Passport)

The Farmers Market will be held for ten weeks next year. Possible grants for attraction wayfinding signage are being researched. The Small Business Passport program concluded on November 25th. The prize drawing will be held at the December BOS meeting. A reminder about the deadline to submit completed passport books will be posted on Facebook.

C. Marketing – Articles (Business Spotlight, Etc.)

Commission members praised David Iannucci's last "Let's Talk Turkey" article.

D. Incentives and Regulation Changes, Façade Improvement – Tabled.

E. EDC Meeting Schedule

A motion was made by Peter Ritter and seconded by Paul Oliva to approve the EDC 2024 meeting dates as submitted. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Paul Oliva and seconded by Tom Lally to adjourn the meeting at 6:17 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Laura Hall
Building and Land Use Administrative Assistant