

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
January 22, 2024, Meeting
Minutes**

A “Zoom Only” meeting of the East Granby Economic Development Commission was held on Monday, January 22, 2024. Members present when Chairman Paul Thulen called the meeting to order at 5:32 PM were Tom Lally, David Iannucci, Todd Zessin, and Alternates Peter Ritter and Brian O’Connor. Dan Barrett arrived later.

MINUTES

The November 2023 minutes were not able to be approved due to abstentions from members not present at the November meeting. Action to approve the minutes will be moved to the February meeting.

DISCUSSION WITH PUBLIC AND/OR APPLICANT – None.

COMMUNICATIONS

- EDC Meeting Minutes for November 2023
- Economic Development Report January 2024

ECONOMIC DEVELOPMENT REPORT

Robin Newton reviewed the EDR.

PENDING PROJECTS

Inland Wetlands & Watercourses Applications

Application #CC23-08 by Gabrielle Rusczyk to Perform a Significant Activity in an Upland Review Area Associated with the Construction of a Two-Car Garage at 3 Randall Avenue – *Approved 01/03/2024.*

Planning & Zoning Applications

Application #23-13 by Meadow Street Partners LLP for a Zone Text Amendment, Commerce Park Transition Zone, Section V.D.2., to Allow Drive-Thrus in the CPT Zone for Parcels with Frontage on a State Highway – *Public Hearing 01/09/2024; continued to 02/13/2024.*

Application #23-15 by Jonesers Express Transportation for a Special Permit for a 40,000 SF Warehouse and Distribution Facility at Russell Road, Lots 50, 50-1, and 50-2 – *Public Hearing 01/09/2024; continued to 02/13/2024.*

Application #23-16 by the East Granby Planning & Zoning Commission for a Zone Text Amendment, Section V.F.4., Height & Area Regulations in VC Zone – *Approved 01/09/2024.*

Application #24-01 by Ronald Hunt for a Zone Text Amendment, Section IV.3., Accessory Uses in Agricultural Zone – *Public hearing 02/13/2024*

PROJECTS UNDER CONSTRUCTION

Commercial Properties

7 Connecticut South Drive: Drywall replacement at 2' flood cuts throughout. Replace electrical receptacles where damaged. Replace ceiling tiles and flooring throughout.

10 Connecticut South Drive: Construct 6 cold storage buildings (27,000 SF) and retaining wall (3,183 SF). The two-story unit on plans is not included on this permit.

10 Connecticut South Drive: Construct two-story storage building.

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
January 22, 2024, Meeting
Minutes**

17 Connecticut South Drive: (Multiple Permits) Replacement of RTU-5; 200a 480 service; footings for relocated monument sign.

4 Creamery Brook: Re-roof.

5 Creamery Brook: Emergency replacement of existing sanitary pump station.
131-133 Hartford Avenue: 40'x80' utility shed; foundation only. Plans to be submitted at a later date.

6 Kripes Road: 22'x12' garage door to be installed on the north side of the building; excavation of existing concrete pad to dig and pour a new concrete ramp that will be 22'x16' from building to driveway.

32 Rainbow Road: (Multiple Permits) Replace 10 windows & 1 door; replace porch post & beam; apply siding to shed.

8 School Street: Signs Plus has taken out a building permit to enclose the drive-through and add 1500 sq. ft. addition off the back of the building. There is an issue with the HVAC which is incomplete. Parts are unavailable. No C/O has been issued to date.

South Main Street: New roof (Galasso) – remove rubber roofing down to decking, install 5.2 insulation and Firestone brand EPDM .060 rubber roof with .040 aluminum perimeter metal flashing. Repoint chimney, repair fascia, and all new gutters.

OTHER BUSINESS

- **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 has been updating and editing the brochure. The final version will be provided to Robin and Paul who will meet in February to plan use with our Retail and Manufacturing residents.

- **Village Center Concept Master Plan**

The Passport program has concluded and was quite successful. Next year the requirement for prizes will be reviewed as the Passport submittal was lower than expected.

The Wayfinding Program is complete, and the details will be provided to Robin at a meeting in late February.

The first "Business Highlight" (Joining Technologies) was posted on our web page.

EDC will explore a dedicated Facebook page in late February.

- **Marketing – Articles (Business Spotlight, Etc.)** – No action this month.
- **Incentives and Regulation Changes, Façade Improvement** – Tabled.
- **EDC Officer Election**

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
January 22, 2024, Meeting
Minutes**

EDC Officer election for 2024 was conducted with all nominations voted unanimously in favor.

- EDC Chairman – David Iannucci
- EDC Vice Chairman – Paul Thulen
- EDC Secretary / Treasurer – Tom Lally

ADJOURNMENT

A motion was made by Todd Zessin and seconded by David Iannucci to adjourn the meeting at 6:10 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Tom Lally
EDC Secretary