

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

A hybrid meeting of the East Granby Economic Development Commission was held on Monday, April 22, 2024. Members present were Chairman David J Iannucci, Paul Thulen, Tom Lally, Kerry Flaherty, Todd Zessin. Peter Ritter & Dan Barrett via Zoom.

Chairman Iannucci called the meeting to order at 5:32 pm

MINUTES

- Chairman Iannucci made a motion to approve the March 25, 2024 minutes with an amendment. They were amended to say: “Silverman project, pre-application planning is 95% done, meeting with engineer, re: sewers, special activities requiring special permits.”
Paul Thulen seconded the motion and they were approved with amendment. Todd Zessin abstained.

DISCUSSION WITH PUBLIC AND/OR APPLICANT: none

COMMUNICATIONS

Economic Development Report April 2024

PENDING PROJECTS

- **10 Connecticut South Drive:** The two-story unit has been issued a permit and in process along with the finishing of the infrastructure and fencing.
- **32 Rainbow Road:** Replace 10 windows & 1 door; replace porch post & beam; apply siding to shed. Work appears to be complete, no request for final inspection to the Building Department has been received as of this date.
- **8 School Street:** Signs Plus there has been no request for final inspection at this time.
- **12-14 School Street:** The demo of the existing house to start the clearing for the Apartment building has taken place, there have been no further actions taken by the developer at this time.
- **Bramble Bush:** There have been two applications currently for the units going in at this phase of the project, nothing has begun as of this date on the submittal of applications.
- **15 Bradley Park Road:** Has been issued a permit to upgrade the alarm and lighting to accommodate the existing structure and bring it up to Code. Work has begun currently.

DISCUSSIONS

- The commission discussed the progress of the projects currently under construction.

OTHER BUSINESS

- EG Farmer’s Market update: Tom has article ready for Talk Turkey. Confirmed dates: Market will be held on Fridays from 2:30-6:30 pm, beginning August 2 – September 27.
- Kerry Flaherty, as Fire Chief, began discussion regarding public vs. private water supplies and creating incentives to utilize public water.

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- Tax incentive Policy: commission discussed what can be done to facilitate incentives; hiring Adam as consultant; will ask Robin. Brainstorming incentives to include sewer, water and possibly gas, may provide more room for more development. Builders may be able to construct more units with public water incentive. Need to take into consideration the location of lines, with properties in between. What requirements to hook up when we have to jump properties? Consider sidewalks, parks~ as an incentive. Robin and Adam may be able to provide some background from other municipalities. Chairman Iannucci asked who will assist beginning this process? Kerry will communicate with David, Paul and Robin and begin conversations about incentives.

NEW BUSINESS

- Paul brought the town budget proposal to the commission's attention. EDC is being cut from \$49,000 to \$14,600, down over 70%. Why the deep cut? Questions if we will have enough to hire Adam as consultant. Would like to propose hiring a salesperson to promote our empty land parcels for development. The reason we are here, to expand the grand list.
Chairman Iannucci related that we need to deepen the discussion on how to allocate the correct amount of money to benchmark a salary for a salesperson. Unfortunately, we will need to provide a clear path to allocate funds for the *next* fiscal year.
- Commission discussed ways to get the word out without a physical person. Website is definitely updated with properties available.
- For next meeting will review the bullet points of the Village Center project
 - Signs
 - Incentives
 - Pick the next one to review

ADJOURNMENT

A motion was made by Todd Zessin and seconded by Kerry Flaherty to adjourn the meeting at 6:34 pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted on this 23rd day of April, 2024,

Michele Leadbeater
Building & Land Use Administrative assistant