ECONOMIC DEVELOPMENT COMMISSION
East Granby, Connecticut

Monday, March 24, 2025
5:30 pm Town Hall Meeting Room & Via ZOOM
Hybrid Meeting

MINUTES

1. **Call to Order:** 5:43 pm- Members present when Chairman David Iannucci called the meeting to order were: Peter Ritter, Dan Barrett, Tom Lally, & Via ZOOM: Town Planner Robin Newton. Members absent: Kerry Flaherty, Glenn Zaugg & Todd Zessin

2. **Minutes:** Approving February minutes, tabled until April meeting

3. **Discussion with public &/or applicants:** one resident present had an informal discussion regarding the need for an EDC consultant to research, market town properties. Chairman Iannucci explained that is no longer budgeted. EDC is an advisory board that can visit businesses, discuss their needs and wants, but cannot publicly promote properties.

4. **Communications:**

   EDC Report: Robin Newton, Town Planner, provided a verbal report via ZOOM:

   ~ **Marketing Manager** is not something the town can do to promote local available properties. As a town we cannot broker or promote specific properties. Commercial brokers can do that. The town is in constant contact with local brokers who can utilize the website which has an interactive map feature highlighting available commercial parcels in town. It shows available listings with acreage and zone cut sheets. On the town website: "Doing business section." Town staff is in contact with the Commercial Brokers and agents along with property owners and discussions are taking place and there is interest in East Granby. Staff over the last year has created the interactive map with the property listings, a "Why do Business in East Granby" portion of the website which highlights all the benefits of East Granby.

   ~ **Business Visits -** Robin & Eden will begin this in the Spring and would welcome any EDC members who would like to join.

   ~**Development:** 38 Kripes Road- truck parking expansion on existing site, industrial zone. Applicant will be going to IWCC and then PZC with application.

   Lot 44, Seymour Rd- was denied the zone change with a 3-2-1 vote. They did proceed to file an appeal in court.

   East Street, Bramble Bush, seeking a variance from ZBA, for temporary signs larger than the allowed 48 sq ft to advertise their rental properties, to be seen from Route 20.

   School Street-Road update-hired KS Engineering and they have begun surveying and looking at drainage analysis, will need to do some soil testing. Moving along well.

   Sidewalks around town center campus will be going out to be bid and hoping for work to begin by summer.

   School St Apartments- have a permit for the foundation and things are starting to progress there.

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5. **Other Business:**

   A. **Tax Incentive Policy:** Chairman Iannucci met with Robin and made some additional edits to fine tune the policy. Making adjustments to make it less restrictive to small and large business alike, based on zones, square footage and reducing the application fee. Need to consider each project individually.
   3 basic incentives: Small to Large business Incentive
   Infrastructure incentive
   Airport Incentive
   Will circulate updates to commission early so it can be voted on next meeting. The process from there is to the Board of Selectmen and then to a town meeting vote, as this is an update to a town ordinance.

   B. **Business Retention & Visitation:** Peter Ritter attended an event at Happy Cat in town and chatted with the owner. Would like to do an article in LTT about them. Chairman Iannucci mentioned there was a new business he will give Tom Lally the information once he confirms it and Tom will follow up with a visit.

   C. **Marketing - Articles (Business Spotlight, Etc.) LTT – Tom Lally & Peter Ritter:** Peter will write something up for Happy Cat, maybe visit the owner again. Tom will find out about new employment business from Chairman Iannucci and submit something to next LTT.

   D. **Member Update:** Chairman Iannucci reviewed the legality of allowing a business owner to become a member of the EDC. This is the one commission where we are not a voting commission, just advisory. Business owners do not need to be residents of East Granby to be part of this commission. It would be beneficial to allow business owners to share their perspective with the EDC. We currently have two alternate positions to fill. Peter Ritter made a motion to clarify that we can allow business owners to become members of EDC, Tom Lally seconded the motion. Votes in favor were unanimous, motion carried.

6. **Adjournment**: Peter Ritter made a motion to adjourn the meeting; Tom Lally seconded the motion. Votes in favor were unanimous, meeting adjourned at 6:25 pm.

Respectfully submitted this 25th day of March, 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant