

**ECONOMIC DEVELOPMENT COMMISSION  
EAST GRANBY, CONNECTICUT  
January 22, 2018  
Minutes**

A meeting of the East Granby Economic Development Commission was held on January 22, 2018. Members present when Chairman Paul Oliva called the meeting to order at 6:33p.m.were Bill Evans, Paul Thulen, John Burda, Oliver Davis, David Iannucci, and Lee Sandora. Gary Vick, and Paul Holjes were absent.

**MINUTES**

A motion was made by Lee Sandora and seconded by Paul Thulen to approve the minutes of December 18, 2017. Votes in favor of the minutes were unanimous. Motion carried.

**DISCUSSION WITH PUBLIC AND/OR APPLICANT**

None in attendance

**COMMUNICATIONS**

- EDC Minutes for December 18, 2017
- EDC Report for January

**ECONOMIC DEVELOPMENT REPORT**

Director of Community Development Gary M. Haynes presented the following activity from the January 2018 Economic Development Report:

**A. Pending Projects**

Mike Latonie/Pride Gas Station-Applied for wetlands and planning & zoning to conduct a significant activity with in a wetland to construct a gas station with truck diesel pumps, convenience store, and accessory restaurant. Wetlands was approved at the 12/6/17 IWC meeting and planning & zoning public hearing was continued to 1/23/18.

1 Turkey Hills Rd-Suffield National Bank submitting PZC application for Site Plan approval and Special Exception for drive thru type B to reconstruct a stand alone bank on corner of Rte 187 and Rte 20. Meeting scheduled to be heard on February 13, 2018

10 Hazelwood Rd Unit A 2-World Cup Cheer and Dance has filed for Special Exception to operate in approximately 6k sq ft space to teach gymnastics, cheerleading, and fitness classes. PZC public hearing is scheduled for February 13, 2018.

13 Church Rd-Brown Brothers LLC has submitted IWC and PZC application to construct 4,205 sq ft addition and additional parking to their revised unified site plan. IWC approved application on January 3<sup>rd</sup> and PZC approved on January 9<sup>th</sup>.

**B. Projects Under Construction**

7 Airport Park Rd- Taken out building permit for small tenant fitout

133 Hartford Ave-Ted Brown has taken out building permit for tenant fitout to change 900 sq ft of storage space into a heated workshop.

16 International Dr-Solar City has taken out building permit for tenant fitout to create training area.

15 School St-Select Physical Therapy has taken out building permit for tenant fitout to remodel space for relocation.

6 Creamery Brook-Nextore taken out building permit for tenant fitout to remodel interior to create 3 additional offices.

### **C. Recently Completed Projects**

5 Connecticut South Dr-Taken out building permit for small tenant fitout

99 Rainbow Rd-Stevens Global have taken out building permit for tenant fitout to take down wall to double their footprint.

### **D. On-Going Business Locations**

MB Aerospace-is submitting pre application for Bradley Development Zone for recent addition

## **OTHER BUSINESS**

### **A. Bradley Development League**

Director of Community Development updated commission on BDL Marketing Strategy project. BDL has release RFP for the project. Selection process will occur during February. Project to be completed in May/June. Purpose of project is to identify existing business and see which markets are growing and declining. From there the BDL will develop Marketing Strategy based around the emerging and thriving markets.

### **B. Plan of Conservation and Development: What are the next steps?**

Director of Community Development presented presentation to commission and reviewed market sectors and gave brief status on commercial and residential development. Also reviewed proposed regulation changes contained in the Plan of Conservation of Development. First change calls for expansion of the Village Center zone into the existing Business zone. Second is rezoning area in between the Commerce Park zone and the Village Center zone to a new zone called the Commerce Park Transitional zone. This zone would allow for all uses allowed in the Commerce Park zone, but at a smaller scale and would also allow for retail and high density residential development.

### **C.EDC Brainstorm: What role should the EDC take?**

Tabled until next meeting. Director of Community Development asked commission to consider what role they would like to take as a commission.

## **ADJOURNMENT**

A motion was made by Paul Oliva and seconded by Oliver Davis to adjourn the meeting at 8:25 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,  
Gary M. Haynes  
Director of Community Development