

Economic Development Commission  
Meeting Minutes of **November 9th, 2022**

**Call to Order:** The monthly meeting of the Economic Development Commission was called to order at 6:30 p.m. by Chairman, Geoffrey Cooper.

**Members' Present:** Judy Andrade, Craig Bein, Scott Blinkhorn, Marlene Cook, Geoffrey Cooper, Ross Farrugia (6:45), Steve Hebner, Dean Roussel, Lincoln Cooper; First Selectman (ex-officio)

**Members' Absent:** Mark Jordan, Tom O'Brien

**Staff Present:**

**Audience of Citizens:** Frank Bood Planning & Zoning Chair, Demien Sorrentino Town Approved Real Estate Agent, Lisa Wood, Lance Wood, Alissa Wood, Hunter Wood, Richard Young (6:45), Robert Zavistoski (7:00), Sharon Perry (7:00)

**Approval of Previous Meeting Minutes:** D. Roussel made a motion, seconded by S. Blinkhorn to accept, as written, the previous meeting minutes. All voted in favor of the motion.

**Unfinished Business:**

**a. Church Street – Town Owned Property:** Demian Sorrentino, presented the commission with three offers for Lot 29 Church Street; Weidele's offer for \$65,000 contingent on wetlands, maps and other due diligence. All testing and investigation at buyer's expense. No proof of funds provided. Wood's offer for \$75,500 initial offer with Escalatory Addendum up to \$85,500 in \$1,000 increments and contingent on buyer's ability to get (2) two building lots. All testing and investigation at buyer's expense. Proof of fund for up to \$85,500 provided. Camodeo's offer for \$90,000 contingent on buyer's ability to get (1) 3-bedroom house in the southeast portion of lot. All testing and investigation at buyer's expense. There was discussion. D. Roussel made a motion, seconded by M. Cooke to have R. Bein send the Wood's offer to the Selectmens for review/approval. All voted in favor of the motion.

**b. Industrial Park Lot #13:** R. Bein has not heard back from Dana Peloso, Jeff Joslyn's Real estate Agent or Jeff Joslyn since she emailed the letter dated 9/16/22. There was discussion. D. Roussel made a motion, seconded by S. Hebner to table till we hear back from D. Peloso and/or J. Joslyn. All voted in favor of this motion.

**c. Discussion Regarding the Sale of 11.7 +/- Acres of Vacant Land for Property Located at 0 Plainfield Pike Independently from the Sale of 1110 Plainfield Pike – a.k.a. Old Town Library:** R. Bein gave all the members an email from Attorney Mike Zizka from Halloran & Sage LLP with clarification from the questions. There was discussion. D. Roussel made a motion, seconded by S. Blinkhorn to table till next month. All voted in favor of the motion.

**d. Rental of the Cell Tower, Lot #16:** There was discussion. D. Roussel made a motion, seconded by J. Andrade to remove from the agenda. All were in favor of this motion.

**e. Security Cameras in the Industrial Park:** R. Bein let the commission know that she in the process of having Kipp Bellavance from C.J. Bellavance work on the Security Cameras and she has been in contact with Breezeline to set up the internet in the Incubator Building. There was discussion. D. Roussel made a motion, seconded by S. Hebner to remove this off the agenda. All were in favor of this motion.

**f. For Sale Signs:** L. Cooper presented the picture of a suggested sign from Gagnon Signs. There was discussion. L. Cooper will contact Gagnon Signs to see about a price to have the sign extended and to have it say “Lots for Sale” with the EDC phone number.

**g. Artisenergy, EV Charging Station:** R. Bein has been in contact with Artienergy and is in the process of scheduling a representative to come to the Town Hall to discuss a possible charging station. D. Roussel made a motion, R. Farrugia seconded the motion to table till more information. All were in favor of this motion.

**h. Financial Reports:** R. Bein has been going through the past two quarters of the financial reports and folders of bills and requested help. S. Hebner offered to help R. Bein. D. Roussel made a motion, C. Bein seconded the motion to table till more information. All were in favor of this motion.

**i. Lot 6 Bailey Road:** D. Sorrentino let the commission know that he sent out letters to the abutting properties for the Bailey Road property. He has not received any responses. There was discussion to give it more time for people to respond to the letters. D. Roussel made a motion, seconded by J. Andrade to table till further information. All were in favor of this motion.

**j. Maintenance, Incubator Building:** R. Bein mentioned she had no updates at this time on the Incubator Building. D. Roussel made a motion, seconded by J. Andrade to table till more information. All were in favor of this motion.

#### **New Business:**

**a. Discussion Regarding Voting for Officers in December:** R. Bein handed to all the members the By Laws. There was discussion. Voting for a Chair and Vice Chair will be done next month. R. Farrugia made a motion, seconded by D. Roussel to table till next month. All were in favor of this motion.

**Any Other Business to Come Before the Commission:** S. Hebner brought up the Plan of conservation and Development. There was discussion. The EDC Commission would like to meet with Planning and Zoning Commission and the three Selectmen at the same time possible every quarter. R. Bein will try to set this up for January or February of 2023.

**Adjournment:** S. Blinkhorn made a motion, seconded by C. Bein to adjourn at 8:01 p.m. All voted in favor of the motion.

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Renee Bein, Economic Development Commission Coordinator