



TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, APRIL 13, 2022, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

PRESENT: In Person: Chairman Sean Kelly
Remote Attendance: Vice Chairman Donna Resutek and Regular Members David Hurley and Jim Fay

ABSENT: Regular Member Chris Todd, and Alternates Sam Chang, Bryan Platt and Amos Smith

STAFF

PRESENT: Lisa M. Houlihan, Town Planner (In Person) and Nathaniel Trask, Recording Clerk (Remote)

I. CALL TO ORDER: Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:00 PM.

II. PUBLIC COMMENTS (on non-agenda items): None

III. ACTIVE BUSINESS:

1. Report: Tolland County Chamber of Commerce

Ms. Houlihan went to a meeting with the Board of Directors of the Tolland County Chamber of Commerce. The Board talked about past and upcoming events the chamber is working on. The business showcase that was held last week was well attended. There will be a Facebook training for businesses on April 19, 2022, from 8 AM to 10 AM in Tolland. Participants can register on the chamber's website and there is a \$25 admission fee to attend. The Tag Sale Trail event will be held on April 30, 2022. This is open to all thirteen towns and participants can register with the chamber as individuals or businesses.

2. Report: Agricultural Initiatives

a. Discussion: Town-wide Farm Day (September 2022, tentative)

Ms. Houlihan wrote a letter-of-interest to introduce the Town-wide Farm Day to the local farms that will be sent out on April 14. The tentative date for the event is September 17, 2022, from 10 AM to 3 PM. Chairman Kelly noted that the event is for farms and farm-related businesses. Commissioner Hurley said that the event could be advertised in local print publications and local television. Commissioner Fay said the event would be great

for smaller farms in town. Chairman Kelly said that a lot of farms also offer retail on their farms.

3. Report: Connecticut Economic Development Association Best Practices

a. 2022 Best Practices Application

At the last meeting, some commissioners asked to take a closer look at the 2022 Connecticut Economic Development Association (CEDAS) Best Practices Application. Chairman Kelly noted that there are around 30 best practice questions on the application, and that applicants must be implementing a certain number of those to receive Best Practices recognition. Ms. Houlihan reminded the commission that the association has adopted bronze, silver, and gold point thresholds that applicants can qualify for depending on the number of best practices they satisfy. She also identified areas that the commission can improve on.

Chairman Kelly said that CEDAS notified applicants that they are running behind on making decisions for the Best Practices awards. A decision should be received by the next meeting.

b. Sample/Draft Application Flow Chart

Ms. Houlihan presented a draft flow chart of the Zoning Board of Appeals Application Process, noting the workflow is similar for other regulatory boards like the Planning and Zoning Commission and Inland Wetlands and Watercourses Agency.

c. CEDAS Membership Renewal

Chairman Kelly said that by keeping the CEDAS best practices application as an agenda item, the commission can discuss the progress it is making to improve the practices it has already implemented and the ones they want to implement.

MOVED (HURLEY) SECONDED (FAY) AND PASSED UNANIMOUSLY TO APPROVE MEMBERSHIP RENEWAL FOR THE CONNECTICUT ECONOMIC DEVELOPMENT ASSOCIATION.

4. Report: Tax Incentive/Abatement Programs

There is nothing new to report currently.

5. Report: Current Economic Activity

Chairman Kelly said Big Y Express Car Wash is now open. Phase 2 is a multi-purpose building that will be constructed to the west of the car wash. Ms. Houlihan said JRego's Gathering Place will be adding approximately 400 sq. ft. to their patio space in the front of the building, and Ellington Center Animal Clinic will be adding about 300 sq. ft. of office space to their building. Commissioner Hurley asked why JRego's Gathering Place is allowed to expand their outdoor dining space, but the previous occupant could not. Ms. Houlihan said the previous occupant could have expanded but chose not to pursue it on

their own accord, and Chairman Kelly added that they looked to expand their indoor dining instead.

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2021-2022 Budget & Expenditures update.

Chairman Kelly said there was a slight decrease in the fiscal budget. He said the commission has only spent 78.64% of the budget. Ms. Houlihan said the \$25 listed on the budget from earlier this fiscal year for professional development will be corrected.

2. Approval of the February 9, 2022 regular meeting minutes.

MOVED (HURLEY) SECONDED (FAY) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 9, 2022 MEETING MINUTES AS WRITTEN.

3. Correspondence:

- a. Goman + York Advisory Services, Connecticut's Shifting Demographics, The Dynamics of Demographics and Economic Development, dated December 9, 2021.

Chairman Kelly said he would like to talk about this agenda item at the next meeting when Commissioner Chang can be present. Commissioner Hurley talked about the different population types in Ellington, and luxury homes that are affordable for young professionals. Commissioner Fay said that affordable housing in Ellington is lacking. Ms. Houlihan said that providing different housing types is supported by the Plan of Conservation and Development. Vice Chairman Resutek said she was looking for the data to inform the commission of what kinds of businesses to bring into town, but she was not sure if the data communicates that information.

- b. Plan of Conservation and Development, Chapter Six - Economic Development

Chairman Kelly said that real estate development in Ellington has outpaced other towns in the local area. He also said he was not sure if there was enough demand for more housing developments like Windermere Village, and that land near the intersection with Route 83, Main Street and Snipsic Lake Road would be hard to develop due to the traffic there.

V. ADJOURNMENT:

MOVED (RESUTEK) SECONDED (FAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:52 PM.

Respectfully submitted,

Nathaniel Trask, Recording Clerk