

Minutes of the Suffield Economic Development Commission  
Regular Meeting  
May 19, 2022

Members Present: Howard Orr, John McGuire, Gayle Demko

Also Present: Director of Planning & Development, Bill Hawkins, First Selectman, Colin Moll, Recording Secretary, Ellie Binns

1. Howard Orr called the meeting to order at 8:30 AM
2. Minutes

The minutes of the April 21, 2022 regular meeting were unanimously approved.

3. Public Input – None
4. 80 & 84 Mountain Road - Discussion with property owner.

The owner was unable to attend the meeting but Mr. Hawkins will keep the lines of communication open, offering to help the owners in any way possible if they are interested in selling the properties.

5. Business Contact Committee Report

John McGuire stated that the subcommittee has done thirteen interviews to date. One of the comments that comes up with regard to a business that would like to expand is that they have trouble finding space in town. The interviews have been very positive and he would like to find more individuals to participate in the interview process.

6. Light Industrial Update

Mr. Hawkins reported that he continues to pursue a contact at C & S Wholesale Grocers to determine their plans for the building on Harvey Lane. The Planning and Zoning Commission (PZC) continued the public hearing for the text amendment application seeking to amend the Zoning Regulations regarding cannabis establishments to the June 20<sup>th</sup> meeting. The town attorney is developing a tax abatement ordinance for the town and Mr. Hawkins will bring the draft ordinance to the EDC for review prior to beginning the adoption process. Mr. Hawkins stated that there has been interest in the Town owned properties on South Street, and is expecting an offer on one of the lots soon. A closing on the purchase of the property at 1760 Mapleton Avenue is set to take place in June and Mr. Hawkins hopes to have details about the buyer's plans soon.

## 7. Town Center Update

Mr. Hawkins noted that XGT Fitness is having a ribbon cutting at their new location in the Mountain Road Market Place Plaza on May 27<sup>th</sup> at 10 AM.

The PZC approved a special permit application for a new package store in the building at 809 Thompsonville Road and the building will be fully occupied once the new store opens. With the addition of Turning Point Wellness Center leasing office, space at 1 Mountain Road, that building is now fully occupied as well.

Mr. Hawkins reported that the Mountain Road multi-use trail construction is ongoing and should be completed this summer. Cardinal Engineering is currently working on a plan to determine the cost estimate and design for upgrading Ff Tyler Place to a town road. Dr. William Garrity is moving his office space into 200 Mountain Road and will be looking to have a sign approved by the Design Review Board. The former site of Peoples Bank at 1380 Mountain Road is currently for sale. Mr. Hawkins is working with the owner of 11 High Street to work out how additional signage can be added in keeping with the regulations. Mr. Hawkins also mentioned the second round of the CT Community Challenges Grant program will be announced this fall. This grant provides a 50% match for qualifying projects up to \$10M. The town is considering two possible projects for this funding source, which will need further vetting before a decision is made on which one to submit.

In other Town business, the Board of Selectman at their May 4, 2022 meeting adopted the Affordable Housing Plan and the final document is located on the Town website. He also noted that the budget for fiscal 2022-2023 has passed and it included funding for a part time Economic Development Coordinator position.

Mr. Orr reported on the progress by Friends of the Farm at Hilltop (FOFAH) noting that the sign for the Creamery and Farm Store has been installed. FOFAH has acquired 1606 Mapleton Avenue and work has begun on renovating the house including connecting utilities. There will be a “Monster Tag Sale & Flea Market” at Hilltop Farm this Saturday, May 21<sup>st</sup> from 9AM to 3PM as well as a soft opening of the Creamery. They will be hosting two vintage baseball games on June 5<sup>th</sup> and 11<sup>th</sup>.

Mr. McGuire mentioned that he thought it would be helpful to review the Grand List to guide the EDC’s goals in the future.

## 8. Adjournment

With nothing further to come before the Commission Mr. McGuire moved to adjourn the meeting at 9:33 AM. The motion was seconded by Ms. Demko and passed unanimously 3-0-0.

Respectfully submitted,  
Ellie Binns, Recording Secretary