



# TOWN OF VERNON

## ECONOMIC DEVELOPMENT

55 West Main Street • Vernon, CT 06066  
Tel: (860) 870-3637 • Fax: (860) 870-3683

Shaun Gately  
Director of Development Services

**Virtual Regular Meeting**  
**Vernon Economic Development Commission**  
**Tuesday, October 11, 2022 at 7:30 AM**  
**DRAFT MEETING MINUTES**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84936099526?pwd=Vy90bnRQZEJ5R3I5RUNXUFlYzBoUT09>

Meeting ID: 849 3609 9526

Dial By Phone: 1 646 876 9923 US (New York)

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RECEIVED  
VERNON TOWN CLERK  
OCT 12 AM 8:30

1. **Call to Order:** Commissioner Cohen called the virtual meeting to order at 7:32 am. Commissioners present: Coe, Kloter, Cohen, Kennedy, Sendrak, Breslau. Commissioners absent: Kellogg, McGurk. Also present was Shaun Gately, Director of Development Services.
2. **Public Forum:** There was no one present for Public Forum.
3. **Approval of Minutes:** Motion made by Commissioner Sendrak to approve the minutes from **February 8, 2022**. Motion seconded by Breslau. Motion carried.
4. **Economic Development Status Update:**
  - 4.1. **Plan of Conservation and Development (POCD) - Review and discuss *Implementation Plan/3-yr Plan***

Mr. Gately reviewed the Three-Year Plan and the 2021 POCD Implementation Plan as it relates to the Economic Development Commission. Discussion took place. Mr. Kennedy noted that Objective 8.2 (Protect Water Quality and reduce non-point-source pollution) was missing from the document. Ms. Campolongo will resend these documents and a link to the POCD to the Commission members for discussion at its next meeting.
  - 4.2. **Development projects under construction –** Mr. Gately provided the Commission an update on the following projects. Discussion ensued.
    - 21 Hartford Turnpike (Key Hyundai) – Construction underway
    - 95 Hartford Turnpike (Golf Land) – Construction underway
    - 57 Hartford Turnpike (Rocking Horse) - Construction underway
    - 167 Hartford Turnpike (VW Dealer) – Remodel underway
    - 550 Hartford Turnpike (Strong Foundations) – Interior remodel of Classrooms
    - 35 Talcottville Rd (Five Below) Fit-out underway. Additional Fitout is underway for Xfinity
    - 129 Talcottville Rd (Storage Facility) - Construction underway
    - 135 Talcottville Rd (Dime Bank) - Construction underway
    - 226 Talcottville Rd (Square Peg Pizza) Anticipated opening in November 2022
    - 273 Talcottville Rd (Kindercare) – Project has broken ground
    - 371-373 Talcottville Rd (Valvoline Oil Change) Project involves facelift for carwash, and has broken ground.

- 425 Talcottville Rd (Iron Horse Restaurant) Delay with architect
- 33 West Main St (Storage Facility)
- 304 Merline Rd (CT Water) Installation of Pump Station
- 190 Tunnel Rd (Pave Tool) – Part of build-out has been completed
- 346 Kelly Rd (Lazy Dawg Tavern) – Former Angelino's, now to be called Frankie B's.

4.3. **Assumed Responsibility of the Director of Development Services** Mr. Gately provided an update regarding the realignment of the land use group and his new responsibilities. He also provided an update on new and returning staff, including Building Official Steve Prattson; Ashley Stevens, Town Planner and Leslie Campolongo, Planning Specialist.

4.4. **Redevelopment efforts at the Amerbelle and Daniels Mill complex**

Mr. Gately provided an update regarding remaining environmental issues at the sites. Additional testing is planned for this week.

5. **New Business:**

6. **Old Business:**

- **COVID Recovery** - The Town continues to monitor CDC and local health district guidelines
- **Buy Local Campaign** – Is ongoing. Consultant is regularly posting content regarding the Program online via social media websites.
- **Sustainable CT** – The Town has achieved its Silver Recertification

7. **Ribbon Cuttings/Ground Breakings/New Businesses:** Mr. Gately provided an update to the Commission on previous and upcoming ribbon cuttings.

- 2-11-22 Lynn's Deli and Delights - 76 Union St.
- 2-15-22 Habitat Re-Store - 369 Talcottville Rd.
- 3-7-22 Jefferson Fry Co.- 35 Talcottville Rd.
- 5-13-22 MJ Studios- 435 Hartford Tpke.
- 6-4-22 Academy of Arts and Learning- 375 Hartford Tpke.
- 8-30-22 Fairytale Flowers- 540 Talcottville Rd.
- 10-26-22 Hartford Therapeutic Massage- 500 Talcottville Rd.

8. **Adjournment:**

Motion made by Commissioner Cohen and seconded by Commissioner Kennedy to adjourn the meeting. Meeting concluded at 8:16 am

Respectfully Submitted:

  
Leslie Campolongo  
Recording Secretary