



# TOWN OF VERNON

## ECONOMIC DEVELOPMENT

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Shaun Gately  
Director of Development Services

### Vernon Economic Development Commission

#### VIRTUAL MEETING - DRAFT MINUTES

Tuesday, February 14, 2023 at 7:30 AM

#### Join Zoom Meeting

<https://us02web.zoom.us/j/82408186433?pwd=cks1a2haV1F4OEJpZnVhRld3RkFpdz09>

Meeting ID: 824 0818 6433 Passcode: A8xs8a

Dial by location: 1 305 224 1968 Meeting ID: 824 0818 6433 Passcode: 027812

#### 1. Call to Order

Commissioner Jeffrey Cohen called the meeting to order at 7:30 am. **Commissioners present:** Jordan Coe, Jim Sendrak, William Breslau, Bruce Kloter and Bruce Kellogg, **Commissioners absent:** William McGurk. Also present: Jennifer Johnston, Director Rockville Public Library; Shaun Gately, Director of Development Services; and Leslie Campolongo, Recording Secretary.

Commissioner Dan Kennedy entered the meeting at 7:32 am.

#### 2. Public Forum

#### 3. Approval of Minutes – January 10, 2023

Motion made by Commissioner Breslau and seconded by Commissioner Sendrak to approve the virtual meeting minutes of January 10, 2023 as presented. Motion carried unanimously.

#### 4. Presentation - Vernon's Cultural District Advisory Board – by Jennifer Johnston, Director, Rockville Public Library.

Ms. Johnston spoke regarding the work of the Cultural District Advisory Board, the area the district encompasses, and the forthcoming application for Cultural District designation. The Board is finalizing its goals and hopes to have its completed application in for March 2023. Ms. Johnston anticipates having the official designation by Fall 2023. Discussion ensued. Topics included the cooperative relationship with Vernon Arts Center East, grant funding, and other municipalities that have the Cultural District Advisory designation.

#### 5. Economic Development Status Update

##### 5.1. Development projects under construction. Mr. Gately provided an update on the following projects:

- 21 Hartford Turnpike (Key Hyundai) – Construction of second phase is underway.
- 95 Hartford Turnpike (Golf Land) – Construction underway
- 57 Hartford Turnpike (Rocking Horse) - Construction underway
- 167 Hartford Turnpike (VW Dealer) – Remodel underway
- 129 Talcottville Rd (Storage Facility) - Construction underway
- 226 Talcottville Rd (Square Peg Pizza) – Work continues slowly.
- 273 Talcottville Rd (Kindercare) – Project has broken ground
- 371-373 Talcottville Rd (Valvoline Oil Change) Is open. Stand-alone building for oil change is currently under construction.
- 346 Kelly Rd (Frankie B's) – Former Angelino's, buildout underway

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- 723 Talcottville Rd (Scranton Power Sports)- New building approved
- 200 West Main (Gas Gas) Kaplan expansion. Project has received several grants. Work is underway for 1<sup>st</sup> floor to be used for retail sales.
- 985 Hartford Turnpike – received Planning and Zoning Commission (PZC) approval for classic car repair and retail sales
- 0 Gerber Blvd – appearing before PZC in March for construction of two (2) 14,000 sq feet of industrial space
- 234 Talcottville Rd – Application for retail sales/dispensary of medical and recreational cannabis. Application will be heard by PZC on February 16, 2023. Project calls for right turn only out of site, and second floor will be used as office space.

Commissioner Kellogg left the meeting at 7:58 am

- 5.2. **Redevelopment at Amerbelle and Daniels Mill complex**  
No discussion took place.

6. **New Business**

- 6.1 **Adopt updated 3-year plan**

Mr. Gately provided an update on local business outreach. Discussion took place regarding pan-handling and the development of round-table discussions which focus on the future of small business, and inviting business owners to participate in the Economic Development Commission public forums and meetings.

Additional discussion ensued. Topics discussed were updated signage at intersection of Hyde/Grove/Hartford Turnpike, Route 83 traffic median maintenance and updating zoning regulations to modernize, simplify and streamline them.

Mr. Gately reviewed the items contained in the Three-year Plan. Discussion took place. Commissioner Breslau suggested that a bullet item be added under the following goal:

**Business Retention and Expansion program (BR&E) - Attempt to Retain and Grow Existing Businesses.**

- o Continue to hold Business Outreach events.

Add: "Engage local business owners, and encourage participation in the Economic Development Commission's work (Ongoing)"

Commissioner Cohen moved to adopt the 3-year plan as amended. Commissioner Kloter seconded. Motion carried unanimously.

7. **Old Business**

- Buy Local Campaign – No discussion
- Sustainable CT - No discussion

8. **Ribbon Cuttings/Ground Breakings/New Businesses**

- 1/26/23 - Hyzer Disc Sports – 35 West Main Street

9. **Adjournment**

Commissioner Breslau moved to adjourn the meeting. Motion seconded by Commissioner Sendrak. Motion carried unanimously. Meeting adjourned at 8:24 am

Respectfully Submitted  
Leslie Campolongo

