

ECONOMIC DEVELOPMENT COMMISSION

MINUTES OF MEETING OF FEBRUARY 10, 2015

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Members present: Randy Vidal, John Dobos, James Benson, Mary Dean and Brian Oliver

Others present: Karen Kaiser and Amy Knorr (Economic Development), Councilmen Jason Santi and Patrick Carelton (GBRC)

1. CALL TO ORDER

- Chairman Dobos called the meeting to order at 5:00 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

The meeting proceeded in the following order:

2. TOD UPDATE FROM PATRICK CARLETON (Regional Planner GBRC)

- The Greater Bridgeport Regional Council (GBRC) is assisting the Town with transit-oriented development (TOD) for Stratford Center. The proposal is for a Zoning Overlay District which would allow developers to either use the TOD overlay or follow the old zoning regulations. The draft regulations were presented to the Zoning Commission last week. Then the Planning Commission has 35 days to review the draft regulations after they are forwarded by Zoning. A public hearing will be held in March or April. Mr. Lorentson, (Planning & Zoning Administrator) went on record saying that he was pleased with the proposed plan. The power point presentation made to Zoning can be found on the GBRC website.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

Ms. Knorr summarized some of the recent economic developments in Stratford:

- Transit-Oriented District – The Office of Policy and Management has given Stratford a \$200,000 Grant for more TOD planning studies “to enhance economic opportunities around the Train Station.”
- Route 110 Traffic Study – There have been multiple meetings and they are still working on a plan.
- Contract Plating (540 Longbrook Avenue) – The State DECD has awarded the Town of Stratford a \$2.85 million Grant for remediation and demolition of the buildings. The press conference is tomorrow. There are interested developers.
- Mercer Towers - Stratford has received a \$200,000 Brownfields Grant and CDBG money for removal and clean-up at the Mercer Fuel towers site on Stratford Avenue. Mr. Carey is assessing the bids.
- Stratford RDA – Recently featured in the Fairfield County Business Journal.
- Point Stratford Renewal – Still discussing plan for cleanup. The Army will pay for cleanup of the mud flats and the developer will pay for the land.
- 60 Beach Drive (old Allen’s East Restaurant) - There is an interested Buyer. His zoning application will be heard in March.
- McCoy’s Restaurant – New restaurant going in (Nicki’s).
- Lumi’s – Been taken over by Joey C’s BBQ in Milford.

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- Lot near Cutrufello's – Plans for new 6,000 sq. ft. retail building.
- Mayor's Monthly Minutes – Another way for the Mayor to update the public on what is happening in Stratford.

4. NEW BUSINESS - none

4. OLD BUSINESS - none

2. APPROVAL OF MINUTES OF OCTOBER 14, 2014

- MR. VIDAL MOVED, SECONDED BY MR. BENSON, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED UNANIMOUSLY.

5. ADJOURNMENT

- There being no further business before the Commission, the meeting adjourned at 5:52 P.M.

Respectfully Submitted,

Gail J. Nobili
Secretary