

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION  
MINUTES OF MEETING OF MAY 10, 2016**

**1**

Members present: Fred Hyatt, Brian Oliver, Christopher Pia, Mary Dean, James Benson (arrived 6:43 p.m.), Neil Sherman, Mark Calzone and Robyn Greenspan (Alt.)

Others present: Amy Knorr (Economic Development Office)

**1. CALL TO ORDER**

- Acting Chairman Mary Dean called the meeting to order at 5:30 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

- Ms. Dean introduced the two newly-appointed members to the Commission – Neil Sherman and Mark Calzone.

**2. APPROVAL OF MINUTES OF MARCH 8, 2016**

- MR. HYATT MOVED, SECONDED BY MR. SHERMAN, TO APPROVE THE FOREGOING MINUTES. Mr. Sherman noted that the Minutes should be amended as his name was spelled incorrectly. MOTION TO APPROVE AS AMENDED CARRIED 7-0.

**3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR**

- TOD Street Improvement Plan – There was a public informational session on April 19 and there is a Facebook page. Anyone who wants more information should speak with Jay Habansky in the Zoning Office.
- Contract Plating – All the buildings have been raised and they are now doing testing. An RFQ for developers will be going out. Contract Plating is located in the TOD District and is also zoned Light Industrial. RFQ is seeking ideas for development. Final use of site will be market-driven.
- Mercer Coal Towers Property – All the buildings have been demolished and they are testing the soil.
- Wade's Garage – Owner has finally been evicted. Cleanup and testing started. Grant money is paying for this.
- Stratford Avenue Streetscape – The awarding of contracts is still tabled at the Council.
- Exit 33 – The DOT has held a number of meetings with neighbors and local businesses. The next public meeting is June 13 at the Baldwin Center.
- Route 110 Traffic Study - A public meeting to review the draft plan will be held in the next month. However, the State hasn't awarded any money for this project yet.
- 3 Companies Expanding – Burns Construction is building a new, larger garage on Access Road and will be hiring 175 new employees. Hubbell Electric Water Heaters is expanding on Seymour Avenue and will be hiring 36 new employees. Two Roads Brewing Co. has bought the abutting Baird property on Stratford Avenue (3 acres).
- UI Substation –The UI is proposing to upgrade a 35 year old facility on Stratford Avenue next to Two Roads Brewery. They just got approval from the Siting Council. This will generate about \$1 million more in tax revenue each year.

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- New Breweries – 2 new breweries are coming to Stratford: Fairfield Craft Ales and Church Owl Brewery. Mr. Sherman suggested that the EDC consider wine bars like they have in New York.
- Popeye's Chicken – Still awaiting a decision on their appeal to the Superior Court.
- Triple A – The neighbors won their zoning appeal. There is a lot of interest in this piece of property. In the meantime, Triple A is looking for another location in Stratford. Mr. Sherman suggested that Triple A might be interested in the Contract Plating property.

**4. NEW BUSINESS**

A. Mr. Sherman stated that the closing of the Square One Theater has negatively impacted the restaurants and businesses in Stratford Center. A letter has been sent to the Masons from the merchants. Ms. Dean advised that several groups, including the ECDC, have sent letters to the Masons but they are not interested.

B. Mr. Sherman also advised that in speaking with the owner of Colonial Square Framing, she had indicated that an art show would help business. Mr. Sherman has approached the Arts Commission about holding a jewelry craft show in Stratford Center, possibly in September. Mr. Chase has agreed to make his parking lot available. Mr. Sherman will put together a proposal for the June meeting.

C. Mr. Hyatt reported that two of the three principals of Stratford Point have indicated that they were negative about the progress being made. Ms. Knorr advised that the Army and DEEP have still not reached an agreement about cleanup. However, now that the budget has passed Mayor Harkins will be making this a priority.

D. Mr. Sherman inquired about the impact of state budget cuts on development in Stratford. Ms. Knorr advised that she wasn't aware of any cuts.

E. Mr. Sherman inquired about the impact of Exit 33 on Barnum Avenue businesses and whether the Town had a concept for the kind of businesses it wanted to attract there. Ms. Knorr responded that this hasn't been discussed yet.

**5. OLD BUSINESS**

- The joint meeting with other Commissions will be planned for September.

**6. ADJOURNMENT**

- There being no further business before the Commission, the meeting adjourned at 6:37 P.M.

Respectfully Submitted,

Gail J. Nobili  
Secretary