

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES OF MEETING OF NOVEMBER 8, 2016**

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Members present: Randy Vidal, Mary Dean, Christopher Pia (arrived 5:45 p.m.), James Benson, Brian Oliver and Mark Calzone

Others present: Karen Kaiser and Amy Knorr (Economic Development Office) and Jeryl Gray

1. CALL TO ORDER

- Acting Chairman Mary Dean called the meeting to order at 5:33 p.m. in the Office of Economic Development, Town Hall, Stratford, CT

2. APPROVAL OF MINUTES OF OCTOBER 11, 2016

- MR. CALZONE MOVED, SECONDED BY MR. VIDAL, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED 5-0.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

- Sikorsky – Governor Malloy signed the agreement with Lockheed Martin that will keep Sikorsky in Stratford until 2023.
- Center School – There is a public informational meeting tomorrow to discuss the TOD and Center School. Tighe and Bond have finished their environmental study.
- Transit Oriented District (TOD)/Complete Streets Study - The Steering and Advisory Committees are meeting on November 28 to finalize their report.
- Exit 33 – Raymark Waste has been found, but this is not expected to affect the EPA's agreement.
- Contract Plating – The Town has sent out an RFP for a commercial broker/developer. Deadline is December 15.
- Mercer Coal Towers Property – The Town is negotiating an easement and long-term lease with UI to use this property as a staging area while it builds its new substation.
- Wade's Garage – The Town has received an offer to purchase this property "as is." It is currently on the Town Council agenda.
- Stratford Avenue Streetscape – Engineers are working on the design. Hoping to begin construction next spring.
- Route 110 Traffic Study - A final plan is to be presented on December 8.
- Point Stratford Renewal –In November PSR will be presenting an application for a new waterfront zone to the Zoning Commission.
- Two Roads Brewing Co. – Two Roads has purchased the Baird property (3 acres) and is building a new \$12 million, 25,000 sq. ft. sour and barrel-aging brewery with a teaching area.
- Ross & Roberts (W. Broad Street) – Some environmental issues but developer still interested in the property. Pushed due diligence back.

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- Boat Showroom (The Dock) – Boardwalk Marina is going to Zoning with an application to build a new 10,000 sq. ft. boat showroom.
- Lazy Dog Restaurant – Received Zoning approval to expand into the winemaker space next door.
- Stratford Hotel (former Ramada) – Zoning application to convert hotel to studio apartments was continued until the November zoning meeting.
- Garbage Museum site – The State has approved the sale of the property to AMEC, a recycling company from Norwalk. AMEC expects to relocate over 500 employees to Stratford over the next 3 years.
- New Distribution Warehouse (Lordship Blvd) – This has been approved by Zoning.
- Starbucks – Their application to build a drive-thru on Barnum Avenue has been pushed back to the November Zoning agenda.
- 3044 Main Street – This affordable housing complex was approved by Zoning. Appx. 40 units.
- Kubtec Medical Imaging (111 Research Drive)- Relocating from Milford to Stratford.
- Former Skating Rink (Washington Pkwy) – This application for residential condominiums has been pushed back to the November BZA meeting.
- Christ Church Parking Lot (2009 Main) – There was an appeal of Zoning's approval of an apartment building (40 units). Court decision received today dismissing the appeal.

4. NEW BUSINESS

- Ms. Kaiser will let the members know when businesses have pending applications before zoning that need public support.

5. OLD BUSINESS

- Both Mr. Hyatt and Ms. Greenspan have resigned from the Commission, having moved out of Stratford. Also, there will be no regular December meeting.

6. ADJOURNMENT

- There being no further business before the Commission, the meeting adjourned at 6:05 P.M.

Respectfully Submitted,

Gail J. Nobili
Secretary