ECONOMIC DEVELOPMENT COMMISSION
East Granby, Connecticut

Monday, January 27, 2025
5:30 pm Town Hall Meeting Room & Via ZOOM
Hybrid Meeting

MINUTES

1. Call to Order: 5:32 pm- Members present when Chairman David Iannucci called the meeting to order were: Peter Ritter, Tom Lally, Dan Barrett, Todd Zessin, Alternate Glenn Zaugg, & Via ZOOM: Town Planner Robin Newton. Absent: Kerry Flaherty

2. Minutes: Peter Ritter made a motion to approve the minutes from November 2024, Tom Lally seconded the motion, votes in favor were all, except Todd Zessin abstained, motion passed.

3. Discussion with public &/or applicants: None

4. Communications:

   EDC Report: Robin Newton, Town Planner, provided a verbal report via ZOOM:

   - At the next PZC meeting, February 11, there will be a public hearing held for a Zone Change from R30 to Commerce Park Transition Zone for a parcel, Lot 44 on Seymour Road. This property abuts the Industrial Zone in Windsor and residential here in EG. They want to open it up to more mixed uses, more flexibility. It is consistent with our current POCD, opening it up for multi-family and other uses. Members discussed whether the current owner had specific plans in mind for this property and what uses require special permits. If they choose to do a warehouse or distribution center, it will require a Special Permit and PZC would have to follow special regulations and considerations to allow. Robin encouraged EDC to provide a letter and/or attend the meeting to express their views.
   - There is a Text Amendment being brought to public hearing at the March 11th PZC meeting. This is to allow food trucks on site at food establishments that may not have the capacity to serve food in their buildings. Valley Fish on Hartford Ave is submitting this amendment.
   - Plan of Conservation & Development- there is kick off meeting on the first Monday in February with the PZC. Tyche will be handling the POCD. Meetings will be held the first Mondays of the month at 6:00 pm. The committee will meet with relevant boards and commissions over the course of the next months to procure an updated POCD for the town. Infrastructure is important, grant programs pull from the POCD, our current one is lacking this.
   - News from the Building Official, the first 6 C/Os have been issued to units in Bramble Bush Development. Many more are close to finished as well.

5. Other Business:

   A. Tax Incentive Policy: Chairman Iannucci has been consulting with Robin on revisions to the policy, Section 255-31 specifically. He shared changes he is proposing to create a wider tier of abatement to attract more interest.

- Sectioning off categories in zones as each zone has specific uses. Robin will assist in identifying specific uses.
- Permitted uses qualify for abatements vs. Special Permit uses will have an additional layer of approvals for abatement eligibility.
- Abatements will not apply to "temporary uses".
- Percentages and dollar amounts will change rather than basis on square footage.
- New business & expansion more clearly defined.
- Different thresholds: smaller businesses = smaller thresholds.
- Chairman Iannucci will meet with Robin to circulate something for next meeting.

B. Business Retention & Visitation: Robin has discussed with Eden setting up a business visitation schedule starting in the Spring with EDC members. Chairman Iannucci would be willing to join in.

C. Marketing - Articles (Business Spotlight, Etc.) LTT – Tom Lally & Peter Ritter: Tom met with Farmington Valley Plumbing. Their business is flourishing, may even outgrow their current location. Article about them is in the current Let's Talk Turkey.

6. Election of Officers:
Peter Ritter made a motion to elect:
Tom Lally as Seceretary/Treasurer, Todd Zessin seconded the motion. Votes in favor were all, except Tom Lally abstained, motion passed.
Todd Zessin made a motion to elect:
David Iannucci as Chairman, Peter Ritter seconded the motion. Votes in favor were all, except David Iannucci abstained, motion passed.
Todd Zessin made a motion to elect:
Peter Ritter as Vice Chairman, Tom Lally seconded the motion. Votes in favor were all, except Peter Ritter abstained, motion passed.

7. New Business: Commission members asked about the Park/Fly Valet lot, on Rte 20 by Phillips 66. Robin shared that the proposal for truck parking there had been unanimously denied at PZC. She is in communication with the owner who is open to consider other uses and keeping the valet open waiting for other interest.

8. Adjournment: Todd Zessin made a motion to adjourn the meeting, Peter Ritter seconded the motion. Votes in favor were unanimous, meeting adjourned at 6:17 pm.

Respectfully submitted this 28th day of January, 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant