ECONOMIC DEVELOPMENT COMMISSION

East Granby, Connecticut

Monday, October 27, 2025
5:30 pm Town Hall Meeting Room & Via ZOOM
Regular Meeting

MINUTES

1. **Call to Order:** 5:33 pm- present when Chairman David Iannucci called the meeting to order were: Tom Lally, Glenn Zaugg & Peter Ritter. Dan Barrett arrived at 5:36 pm. Members absent: Kerry Flaherty & Todd Zessin

2. **Minutes:** Peter Ritter made a motion to approve the June minutes, Glenn Zaugg seconded the motion. Votes in favor were unanimous, motion carried.
3. **Discussion with public:** Ken Vincunas, owner of 1 Gateway Blvd, the prior Stub Hub building and several properties along Route 20, spoke to the commission regarding his proposal for a Site Plan approval submitted to the PZC to build a retail complex with possibly a coffee shop/drive thru at 1 Gateway Blvd. Mr. Vincunas spoke on the need for re-aligning the intersection of Gateway Blvd across Route 20 and installing a light. Discussion on possible cost sharing with the Silverman group for access they may need. Currently, Mr. Vincunas pays very little taxes on the large lot across from Gateway and a realignment would make it easier to develop, thus increasing tax revenue for the town from it. Commission members were in agreement that this would make Route 20 safer and be a benefit by providing access to both sides of the road making it more desirable for possible commercial tenants. It would involve the town reaching out to the state, as Route 20 is a state road. Members were all in favor of Chairman Ianucci sending a letter of EDC's support to the selectperson of this conceptual plan.

4. **Communications:** Economic Development Activities Report received from Robin Newton, Town Planner.
    - CT Connectivity Grant ~ completion of Town Hall Campus sidewalks;
    - LOTCIP ~ prelim design phase on School Street realignment and pedestrian improvement;
    - Small Business Passport program up & running until small business Saturday in November;
    - **Various Land Use Applications @ PZC:**
        a. PZC#25-10 ~ Rainbow Road- Application for 2 warehouse buildings, 1-400,000 and 1-300,000 square feet with associated site improvements. This property has obtained a IWWA permit and just submitted for a Special Permit/Site Plan approval to the Planning and Zoning Commission. Public hearing opened and is continued until November 17th.
        b. PZC#25-11~ 1 Gateway Boulevard- Application for a Special Permit and Site Plan Review for a proposed 11,031 square foot retail building to include a Tye A drive-thru establishment.
        c. PZC#25-12 ~ 60 South Main Street- Galasso Materials-Special Permit and Site Plan Approval for a quarry expansion at existing facility.

    - **Projects Under Construction:**
        a. 12-14 School Street: Framing is taking place on this apartment complex.
        b. Bramble Bush: 52 Buildings have been given Certificate of Occupancy for the multi-family development.
        c. East Granby Meadows- This development of 48 single-family home rentals has started discussions for applying for building permits.
        d. AdEmbroidery- Hartford Ave- is rebuilding their commercial space after being destroyed by fire.

e. 119 Rainbow Road- has a use permit pending to change for SFH to an office space.
f. Hartford Avenue- Chic & Antique opened their showroom and applied for a building permit to "manufacture" furniture at the same location.
g. 16 South Main Street- New Restaurant opened called Franks Place.

5. **Other Business:**

A. **Passport Program:** up & running till November

B. **Marketing - Articles (Business Spotlight, Etc.) LTT – Tom Lally & Peter Ritter:** New business: Tom Lally stopped by Chic & Antique on Hartford Ave., they manufacture custom farm tables & furniture from slabs. He will submit an article to next Talk Turkey. They will also reach out to new restaurant in town, Franks' Place, to feature them in an upcoming Talk Turkey as well.

C. **Tax Incentive Plan:** Chairman Iannucci explained the program. It has been in existence for many years, from prior administration. The edits previously proposed were to make a more desirable opportunity for small businesses in town to help with improvements. Applying for this plan is not a given. The process includes an application procedure which needs referral from Board of Selectmen, Town Engineer & Town Planner; It *must* be sustainable to the Grand List; and then it goes to Town Vote at a Town Meeting. This program has been in place for years and has never been utilized by any business. Members discussed lack of knowledge and visibility along with a high application fee of $1000 could be the reason. Chairman Iannucci will advise members when it's ready to go to BOS.

6. **Adjournment**: Peter Ritter made a motion to adjourn the meeting; Tom Lally seconded the motion. Votes in favor were unanimous, meeting adjourned at 6:28 pm.

Respectfully submitted this 28th day of October 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant