

ECONOMIC DEVELOPMENT AGENCY

Regular Meeting

March 21, 2019

7:00 pm

Room 302

Municipal Center

Minutes

PRESENT: The following members were present: Val Dumais, Joseph Klepacki, Nancy Autunno, Helen Bergenty

ALTERNATES PRESENT: Tim Maynard, Marc Romanow

STAFF: Cal Hauburger, Economic Development Coordinator

ABSENT: Robert Berube, Mark Chase, Ty Cox - Town Council Liaison (all excused)

ALSO PRESENT: Dawn Guite, Interim Recording Secretary

I. Call to Order

The meeting was called to order at 7:00 pm by Val Dumais, Chairman

Motion to elevate the alternate Marc Romanow by: Val Dumais

Second: Joseph Klepacki

All in Favor 5 to 0

Motion Passes

II. Oral Petitions

None

III. Minutes

A motion was made to approve the February 21, 2019 minutes by: Marc Romanow

Seconded by: Joseph Klepacki

All in Favor 6 to 0

Motion Passes, Minutes Approved

IV. New Business

1. **EDA 03/19 #001** – Dave Chevrette - American Excavating & Septic Inc. – Request for Tax Abatement (MBL 23-P-04)

Last January, a fire destroyed a multi-bay garage facility on Cronk Road that housed Mr. Chevrette's company, AESI. Mr. Chevrette met with Town staff on March 5, 2019 in an informal meeting to discuss his desire to build a 7,500 square foot multi-bay facility to serve as the new home for AESI on a wooded parcel known by Town Assessor records as MBL 23-P-04. The facility's left side will have bays available to rent to local contractors, and AESI would occupy the right-side of the building. Initial plans are to have three bays on the left side and a lofted second-floor office space of 1,200 square feet. Once he retires, Mr. Chevrette discussed the potential for the right-side of the building to be converted into three additional bays. Mr. Chevrette has provided an application form, project narrative, conceptual layout drawing, and required financial records. Mr. Chevrette proposed a five-year graduated tax abatement to assist with the initial investment of \$700,000. Mr. Chevrette finished his presentation and left.

The board discussed the request and noted the limited number of new jobs the building could create, the relatively small footprint of the building, the fact it is proposed to go on a non-blighted piece of land, and that the property would benefit a niche sector of the community. The board did commend Mr. Chevrette's commitment to investing in Plainville and decided to offer Mr. Chevrette a tax abatement of 30% for 3 years on the new building.

A motion was made to approve a graduated tax abatement for three years at 30% by: Val Dumais

Seconded by: Joseph Klepacki

All in Favor 6 to 0

Motion Passes

V. Other Business

1. **Welcome to Plainville Letter** – Lil' Plant Shop, 8 East Main Street
Mr. Dumais signed the welcome letter. Cal will sign and mail out the letter.
2. **CGI Communications – Community Showcase Video Program**

Cal discussed that CGI Communications specializes in community video programs. They approached the Town to see if it would be interested and had done a video for the town in the past. The video program consists of six videos, the first being a welcome video and the remainder being what the town chooses. The sample video was not able to be shown due to technical issues. There is no charge to the town for the videos. Businesses purchase ads which are placed around the video window. There was a discussion and questions were raised about copyright and creative ownership which Cal will research.

The town attorney will review the filming permit. CGI will meet with town staff to continue discussion and assist in the creation of the videos.

3. Update on 284 Farmington Avenue – The Donut Station

Bonnie Ponte, owner of The Donut Station in Torrington is looking to expand her business and open at a second location. Ms. Ponte has toured the site and is very interested. It was a former Dunkin Donut and would fit her business model. There are several other vacant sites in town that may be of interest if the 284 Farmington Avenue location does not work out. Cal will keep the board members up to date.

4. PoCD Update

The first draft of the PoCD was reviewed by the Planning & Zoning Commission on March 12th and made changes. The second draft will be available in April and a Public Information Session will be scheduled at a later date.

5. White Oak Update – Market Analysis, LEA

Town staff relayed the Town Council's hope to sell the property if the right opportunity presents itself. Rehabilitation of the property will be determined by results of environmental testing and the limitation of the flood plain in the rear half of the property. LEA proposed that the Town may want to administer an RFP so that developers can determine what can be done with the property. LEA will create a project scope based on its findings and work with Town staff on publication. Cal will keep the board members up to date.

VI. Adjournment

A motion made by: Marc Romanow to adjourn the meeting at 7:45 pm.

Second: Helen Bergenty

All in Favor 6 to 0

Meeting adjourned at 7:45 pm

Respectfully Submitted,

Dawn Guite

Dawn Guite, Interim Recording Secretary