

**TOWN OF ASHFORD
ECONOMIC DEVELOPMENT COMMISSION
5 TOWN HALL RD ASHFORD, CT 06278
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 27, 2016**

PRESENT: J. Rettenmeir, G. Lawrence, M. Gantick, R. Fenn,
J. Calarese, R Williams, W. Darcy, M. Chatey

- 1. Call to Order - 7:40 PM**
- 2. Seating of Alternates - None**
- 3. Approval of Minutes - Fenn/Calarese; passed**
- 4. Budget**
 - a. Discussed allocation of remaining funds. Priority will go to migrating website.
 - b. Motion to accept report - Darcy/Rettenmeir; passed
- 5. Communications and Announcements**
 - a. Announcements -
 - i. none
 - b. News from Other Commissions
 - i. PZC - Will be working on updating Land Use Regulations and Zoning Map during coming months. Sections on renewable energy will be developed, as well as a number of corrections found after the last version was approved.
 - c. ABA News
 - i. The Business Expo will be held on 2/6/16 with a snow date of 2/13/16. All tables have been sold. The EDC will have a table with Greg Lewis (CT SBA)
 - ii. Membership is holding steady at about 50 with some dropping out and others joining..
 - d. Correspondence and Meetings
 1. none
 - e. Presentations - none
- 6. Old Business**
 - a. Website Modifications (Darcy, Chatey, Gantick) -
 - i. The existing EDC website will have to be updated to reflect the 2015 POCD.
 - ii. Much discussion as how best to proceed. Decided best to migrate to a new platform like Word Press. Keep same structure and reuse artwork.
 - iii. Will not incorporate OT-OF on the same website. It should have its own stand alone website or use the Facebook page.
 - iv. Bill and Margaret will develop a SOW and list of changes. Group will seek out a small independent developer to do the work. Gary

- knows a UConn student that does website development. The group will also seek other vendors.
- b. Our Town Our Future (Fenn, Gantick).
 - i. Discussed the status of the active projects. See the OT-OF Facebook page for details.
 - ii. The concept drawing of A1 station murals will be done in Mid-Feb..
 - iii. The meeting with UConn (students) to do a landscape design for the West Ashford SPA was held earlier this month. Expect to give them a go ahead next month.
 - iv. Gantick continues to correspond with the BOS to explore having OT-OF designated a special committee reporting to the BOS with limited, but renewable, authorization.
 - c. Retail and Services Enterprise Zone (also includes Branch Bank Solicitation Project (Chatey, Lawrence, Williams)
 - i. Bank Solicitation - No activity. Will consider tabling this effort and focus on drug store
 - ii. Enterprise Zone
 - 1. Lawrence contacted Carl Zinsser, the realtor on the 19 acre property at Rt. 44/ Rt. 74. Zinsser no longer represents the owner, Terry Hoffman of Ellington. Gary has sent a letter to the owner concerning our interests in marketing the property to drug store chains. Still no response to date. Gary will call the owner.
 - 2. Gantick, Lawrence, and Williams met with the Eastern Highlands Heath District on 12/11/15. They agreed to participate in a multiple commission meeting at a future date. Williams invited the PZC and they are interested in participating. Fenn will invite the IWWC. Gantick will put together a topical outline for the meeting. Need to select a date next month.
 - 3. Special Town Meeting on 19th voted not to sell the Moore property to the realtor proposing a Dollar General store. The group discussed other potential uses for the property. Ray will come up with a proposed plan.
 - d. The POCD(Williams)
 - i. The POCD is complete, approved, and effective as of 2/1/16. A PDF is on the Town website and limited hard copies available at the Town Clerk's Office and Building Department.
 - e. Wagon Shed Property (Darcy)
 - i. Darcy has prepared a legal brief on Town's position and a cover letter(s) for submission. This has been sent to the BOS for comment. No feedback as of this meeting. Mike reported that he heard the Town attorney had reviewed Darcy's brief and seemed to have a differing opinion.
 - ii. There was considerable discussion as to the BOS support of the EDC initiatives and questions concerning leaving the EDC out of the loop. Williams will meet with Mike Zambo this week and relay the group's concerns and seek a resolution.

- iii. The EDC recommendation is still to send letters to both the DEEP and AG, and solicit support from CCM and COST. Ashford is a member of both organizations. However, these actions will be dependent upon the results of the meeting with the First Selectman.
- f. Buy Local Initiative
 - i. Margaret has developed an updated Buy Local brochure. The group reviewed the content and made several minor changes. Motion to proceed with printing - Fenn/ Darcy; passed

7. New Business

- a. EDC business and property owner's discussion. Agreed to move forward with this and focus on West Ashford. Use the Landscaping Study as a conversation starter.

8. Input From Public - none

9. Member Input for Next Agenda - None

10. Adjournment - 9:25 PM

Prepared by R. S. Williams, Chair