

**TOWN OF ASHFORD
ECONOMIC DEVELOPMENT COMMISSION
5 TOWN HALL RD ASHFORD, CT 06278
REGULAR MEETING MINUTES
WEDNESDAY, Nov. 28, 2018**

PRESENT: R. Ignatowicz, R. Williams, J. Rettenmeier; R. Fenn;
T. Wakeman, M. Gantick

1. **Call to Order** – 7:30 PM
2. **Seating of Alternates** – none
3. **Approval of Aug. Minutes** – Mike/John R. – passed
4. **Budget**
 - a. No funds expended
5. **Communications and Announcements**
 - a. Announcements –
 - i. none
 - b. Presentations – none
 - c. News from Other Commissions.
 - i. PZC
 1. Work is continuing on revising the residential lot size requirements, agriculture excavation exception, and several other areas in the Land Use Regulations.
 - d. ABA News
 - i. Officer elections planned for next month. Same slate of officers is expected to stay on.
 - ii. Planning has started on the next business expo. May move to a different location and/or postpone for a year.
 - iii. Car Cruises were successful again this year and are planned again for next year.
 - e. Correspondence and Meetings
 - i. Mike G. tried to link up with NECCOG about them hosting a regional EDC meeting. John Filchak had said he was interested but has not responded. Alternatives were discussed. Williams will contact CEDAS to see if they would be interested.
6. **Old Business**
 - a. EDC Marketing and Communications
 - i. Terry is working on a Hiking in Ashford promotional materials.
 - b. Website Modifications (Chatey, Gantick, Williams) -
 - i. Williams sent MadComm the 2015 POCD Word content and high-resolution artwork and is working on a document that maps where to replace the 2005 POCD sections with the new material from the 2015 POCD. Will try to complete by the first of the year.
 - ii. The prototype website is operational on the MadComm server.

- c. Our Town-Our Future (Fenn, Gantick).
 - i. The group is meeting with the BOS on 12-3-18 to present the status of the projects and the RSA in particular.
 - ii. Core group continues to meet and follow activities on projects.
 - 1. Communications – no activity
 - 2. Mt. Hope River Trail –Work continues to construct the trail. The BOS have given their blessing to the project and responsibility transferred to Conservation Commission. Work on the trail this winter will be weather dependent.
 - 3. Inventory of Historic Buildings and Places – no new activities.
 - 4. EDC Support and West Ashford Development – focus on RSA (see below).
- d. Retail and Services Enterprise Zone (Ignatowicz, Lawrence, Williams)
 - i. Bob completed a package to solicit interest in building a drug store in West Ashford.
 - 1. Bob resubmitted his formal proposal to Walgreens again in September. Walgreens responded and is now reviewing the materials submitted. He recently has identified a site developer that works with Walgreens, JLL Properties. He also has sent them the info package. No activity this past month.
 - 2. The Town crew “kind of” cleared the Moore property but more work needs to be done.
 - ii. Other business news.
 - 1. The RM Bar and Grill has reopened under the same ownership. Pam Balkus has joined the business and is trying to promote it on social media. Pam was previously with the old Sneakers. EDC has offered to do a post on Facebook.
 - 2. The store occupied by the former Coop and the space adjacent to it are being turned into a medical practice operated by Misty Doering, APRN. This is the second medical office in that location. The building owner is seeking additional medical practice tenants.
 - 3. The owner of the vacant Mainline building contacted Williams concerning help in getting Eversource to expend the 440-volt 3 phase power from Rt 190 to the building. Williams contacted Mike Zambo for help. Mike contacted Eversource and we are working to set up a meeting involving the Town, building owner, buyer, and the utility.
 - iii. Sneaker Property
 - 1. The owners of the property, Mark and Sandy Pensa, have now placed the building for sale. The asking price is \$850k.

- iv. The DOT Road Safety Audit (RSA) of RT 74/RT 44 corridor.
 - 1. The RSA is was held on 4/24/18.
 - 2. Mike Gantick led the effort for the EDC and completed the draft report with input from UConn and DOT. This report has gone through a number of iterations and is 99% complete.
 - 3. DOT has been extremely positive about the effort and would like to offer it as a template for other towns in Eastern CT.
 - 4. There are a number of short-term projects that are likely to be funded by the DOT. Longer term we are hoping for funding of a traffic study that will explore how to make the area more pedestrian and bike friendly.
 - 5. OT-OF is planning a citizen meeting in the Spring to see what they would like to see done with respect to traffic in West Ashford and Warrentville.
 - 6. The RSA results will be presented to the BOS on 12/03/18. They will then be asked to approve the report. The report documents a number of safety issues in the area. Mike plans to seek having DOT do a traffic safety study.

- e. Wagon Shed Property
 - i. Town contracted with an engineering firm to do Phase 1 and Phase 2 studies. A draft of the Phase 1 study is complete.
 - ii. A meeting was held 11/13/18 in the Town Hall. Williams and Bob represented the EDC. EDC has requested a copy of the presentation from the BOS
 - iii. A public meeting is planned for December.

- f. Buy Local Initiative (Fenn/Williams)
 - i. There have been no materials transmitted from Margaret. Williams scanned in the old brochure and sent it to Ray. Ray will mark it up and send it to Williams.

New Business

- 1. none.

7. Input from Public – None

8. Member Input for Next Agenda - None

9. Adjournment - 9:30 PM

Prepared by R. S. Williams, Chair