



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

## ECONOMIC DEVELOPMENT COMMISSION

Monday, October 19, 2020

6:30 p.m.

Virtual Meeting

## MEETING MINUTES

RECEIVED  
COLCHESTER, CT  
2020 OCT 21 PM 3:08  
Mary Bylone  
CONV. & FIRSTMAN  
TOWN CLERK

**Members Present:** Chair Bruce Goldstein, Michael Hinchliffe, Jean Walsh, Heidi Perham, Sean Nadeau, Jack Faski (joined meeting at 6:43 p.m.)

**Members Absent:** Lisandro Suarez

**Others Present:** Town Planner Matthew Bordeaux, First Selectman Mary Bylone (Board of Selectmen Liaison), Gerald Dillenbeck (guest)

1. **Call To Order** – Chairman Goldstein called the meeting to order at 6:33 p.m.
2. **Public Comments** – Mr. Dillenbeck introduced himself and expressed his interest in joining the Commission.
3. **Changes or Additions to Agenda** – Mr. Bordeaux suggested adding an item 5.a.iv. to discuss development inquiries he's received recently. Chairman Goldstein requested allowing First Selectman Bylone an opportunity to discuss the Commission's charge. Mr. Hinchliffe moved to approve the additions to the agenda accordingly. Mr. Nadeau seconded the motion and all members voted in favor of the additions.
4. **Approval of Minutes**
  - a. **July 20, 2020** – Mr. Hinchliffe moved to approve the minutes as drafted. Chairman Goldstein seconded the motion and the minutes were approved unanimously. Mr. Nadeau, Ms. Walsh and Mr. Faski abstained.

### 5. New Business

Chairman Goldstein stated his interest in supporting the First Selectman's economic development agenda in any way. First Selectman Bylone suggested the Colchester Business Association is an underutilized resource and a better relationship could be forged. Chairman Goldstein also committed to reaching out to the Southeastern Connecticut Enterprise Region (seCTer).

#### a. Town Planner Report

- i. **Zoning Regulation Text Amendments** – Mr. Bordeaux described the Westchester Village District regulation amendment, the amendment to permit the retail sale of

auto parts in the Town Center and the work the Planning and Zoning Commission is doing to adopt standards for Solar Energy Systems.

- ii. **Long-Term Recovery Committee** -- Mr. Bordeaux described the report the Committee submitted to the Board of Selectmen at their last regular meeting. The Committee expressed to the Board its interest in expanding their charge to include implementation strategies and actions, particularly in support of small businesses.
- iii. **C-TIP** -- Mr. Bordeaux requested the Commission feedback on the recent approval of the tax abatement for NCT Friction Welding and was also interested in how the Commission would feel about supporting an application from a multi-family housing development project. Chairman Goldstein suggested reviewing Colchester's C-TIP application form at the next regular meeting. Several Commissioners suggested that an application from a multi-family housing developer would have to be considered on the merits of the project, considering its location, impact on the schools and infrastructure. It was acknowledged however, that in appropriate increase in the population would provide additional needed customers for small businesses and could result in interest from other desirable businesses offering goods and services currently lacking in town.

Mr. Bordeaux mentioned a few development inquiries he has received in recent weeks including an event facility at Lincoln Lake Lodge on Linwood Cemetery Rd, a solar farm on a large vacant lot adjacent Bacon Academy on Norwich Ave and a distribution facility at the site of the formerly approved Wal-Mart adjacent Rt. 2 on Parum Rd.

- 6. **Old Business** -- There was no Old Business discussed.
- 7. **Adjourn** -- Ms. Perham moved to adjourn the meeting. Mr. Nadeau seconded the motion and all members voted in favor. The meeting was adjourned at 7:38 p.m.