



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

ECONOMIC DEVELOPMENT COMMISSION

Monday, March 15, 2021

6:30 p.m.

Virtual Meeting

MEETING MINUTES

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TOWN CLERK

Members Present: Chair Bruce Goldstein, Heide Perham, Jack Faski, Michael Hinchliffe, Lisandro Suarez, Sean Nadeau

Others Present: Town Planner Matthew Bordeaux, Michele Deane (guest)

1. **Call To Order** – Chairman Goldstein called the meeting to order at 6:34 p.m.
2. **Public Comments** – Ms. Deane briefly introduced herself and expressed an interest in joining the Commission.
3. **Changes or Additions to Agenda** – Mr. Faski requested to add an item 5b to explain his effort to share positive economic development stories with the Rivereast. Mr. Goldstein suggested adding an item 5c to discuss the Large-Scale Indoor Agriculture floating zone application pending before the Planning and Zoning Commission. Mr. Goldstein moved to amend the Agenda accordingly. Mr. Faski seconded the motion and all members voted in favor of the amendments.
4. **Approval of Minutes**
 - a. **February 16, 2021** – Ms. Perham moved to approve the minutes. Mr. Faski seconded the motion. The motion carried. Mr. Nadeau abstained.
5. **New Business**
 - a. **Town Planner's Report**

Mr. Bordeaux notified the Commission of the upcoming Town Meeting to approve a resolution to opt-in to the CT Green Bank's C-PACE Program. The Town Meeting will begin on March 18th with a virtual hearing and recess to a drive-through vote at the Town Hall.
 - b. **Discussion of positive economic development message for Rivereast News Bulletin**

Mr. Faski described a few of the new business openings happening recently and referred to a story in the Rivereast about a presentation made by the Planner in Portland, CT. Mr. Faski suggested working with the Colchester Business Association to send a message to the public that Colchester is a good place to do business.

- c. **Large-Scale Indoor Agriculture Zone** – Mr. Bordeaux explained the zoning regulation text amendment to be considered by the Planning and Zoning Commission following a public hearing beginning on March 17, 2021. The application from CMMD LLC would amend the zoning regulations to include a floating zone for the purpose of large-scale indoor agricultural activities. Following a number of questions, the Commission determined that it would not be appropriate to comment on the application without further consideration.

6. Old Business

- a. **Review and Possible Amendments to C-TIP Application and Scoring Sheet**

The Commission continued to review the C-TIP documents. Mr. Goldstein made some suggestions for final edits. Mr. Faski moved to approve the three (3) documents; Cover Sheet (2 pages), Application Form (1 page), Application Grade Form (2 pages), as corrected. Mr. Hinchliffe seconded the motion and all members voted in favor of approval. Ms. Perham left meeting and was unable to vote.

The revised C-TIP documents will be available for distribution via the Planning & Zoning Department and the Town of Colchester Economic Development webpage.

7. Correspondence – There was no correspondence reported.

8. Adjourn – Mr. Faski moved to adjourn the meeting. Mr. Hinchliffe seconded the motion and all members voted in favor. The meeting was adjourned at 8:00 p.m.