

Colchester Economic Development Commission
Tuesday, February 20, 2018, 7:00 PM
Colchester Town Hall Room 2

Members Present: J. Walsh, T. Falconi, M. Hinchliffe, J. Dion and B Goldstein

Members Absent: B. Fox

Others Present: Town Planner R. Benson and BOF A. Bisbikos.

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COLCHESTER, CT
2018 FEB 21 PM 12:21
J. Walsh
T. Falconi
M. Hinchliffe
J. Dion
B. Goldstein

1. **Call to Order** – J. Walsh called the meeting to order at 7:02 pm.
2. **Public Comments** – None
3. **Changes or Additions to the Agenda** – None
4. **Approval of Minutes**
 - a. **January 16, 2018** - B Goldstein motioned to approve the minutes for January 16, 2018, seconded by T. Falconi. All members present voted in favor. Motion carried.
5. **New Business**
 - a. **New Businesses and Projects-First Selectman, Town Planner** – R. Benson reported the new business proposed for Linwood Ave, 7000+ retail space, has been approved for a multi- unit or retail space. No tenant yet. Part of the historic area, discussing putting gables on the building. Alpha Q – building in progress. INCORD – 1st phase 12,000 sf building in progress with 2nd phase 12,000 beginning as well. 3rd TBD but may be close behind. Tractor Supply area 8000 sf pad developer was given the contacts for some of the businesses that had been sent the “cold call” letters. No news on if any of the preferred businesses are interested. Property on Rt. 85 at the corner of Lake Hayward is up for ‘lease’ by property owners.
 - b. **Discussion on Signage Regulations / Wayfinding Signage program (Daphne Schaub)**

Daphne Schaub, Zoning Enforcement Officer/ Assistant Planning Director for the Town of Colchester, reported the Colchester sign regulations are being reviewed for update (Chapter 11). The committee was asked to review the regulations, note the proposed areas of concern specifically effecting the EDC and businesses, such as Wayfinder signs, American Grown signs allowable on State property (good for local farms), cautioned to be aware of the hot issues for the P&Z Commission (design content, historic district, temporary signs such as A-frame). An incentive program was briefly discussed and will be explored by the EDC, to update signs. Whatever is in the best interest for the business community (ex: goose neck lamps over store fronts allows for the business to be illuminated/highlighted without a large sign.)
6. **Old Business**
 - a. **Committee Reports**
 - i. **Website and Opportunity Map – Jean, Trever**

J. Walsh reported she had emailed the State DOT representative regarding adding more “you are here” signs to the existing state signs on each of the spurs of the Airline Trail, but has

not heard back. S. Langelo (Colchester Bike Shop – corner of Lebanon Ave/airline trail, also a P&R member) spoke regarding the conditions and concerns about the Lebanon Ave spur. The parking lot has illegal activity constantly (drugs/prostitution). Requesting the Town to cut back the foliage to open up the parking lot - making it less secluded, and requested the Town add a light. He had contacted EverSource and was told a light could be installed at no cost, but the Town would have to commit to a 14 program. It was estimated to cost approx. \$30/month for electricity. As this is a public safety issue it was recommended that the Colchester Police Dept. also increase their presence or surveillance of the area. The EDC will contact DPW regarding the foliage and lot condition (asked for wood guardrail or stone dust for lot vs the current pothole condition), and will make further inquiries regarding the light. A “Welcome to Colchester” sign was also requested for the end of the airline trail with signs pointing to the Downtown area (to include the “You are here” signs with the restaurants listed). The website issue itself was discussed and a meeting with the current website administrator and owner/manager was recommended to determine what the capabilities of the site are, what version it is, and can it be expanded to be similar to some surrounding towns sites that are more elaborate than that of the Town of Colchester’s.

- ii. **Sign Development – Bruce Fox/ J Walsh** - 2nd sign could be ordered in March with a proposed installation in April
- iii. **Spread sheet discussion** – Nothing to report
- iv. **Member info update** – New member was appointed to the commission, was not in attendance at this meeting.

7. **Adjournment** – T. Falconi motioned to adjourn the meeting at 8:42 pm, seconded by B. Goldstein. All members present voted in favor. Motion carried.

Respectfully Submitted,

Jean Walsh, Chair