

Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ECONOMIC DEVELOPMENT COMMISSION

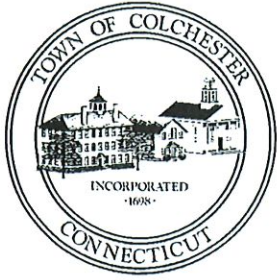
Monday, June 20, 2022
6:00 p.m.

SPECIAL MEETING

AGENDA

1. Call To Order
2. Public Comments
3. Approval of Minutes – Approval of minutes from April 18, 2022
4. New Business
 - a. Election of Chair and Vice Chair
5. Old Business
6. Correspondence
7. Adjourn

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Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

ECONOMIC DEVELOPMENT COMMISSION

Monday, April 18, 2022

6:30 p.m.

127 Norwich Avenue

MEETING MINUTES

Members Present: Michael Hinchliffe, James Bates, Heather Wilson, Tyler Migliaccio (Alternate), Vice-Chair Jack Faski, Lisandro Suarez, Heide Perham.

Members Absent: Chairman Bruce Goldstein

Others Present: Town Planner Matthew Bordeaux, Debbie Bates (BOS Liaison), Avner Krohn, Brian Zelman

1. **Call To Order** – Mr. Faski called the meeting to order at 6:35 p.m.

2. **Public Comments** – No comments

3. **Changes or Additions to Agenda** – None

4. **Approval of Minutes**

- a. **March 21, 2022** – Mr. Hinchliffe moved to approve the minutes. Ms. Wilson seconded the motion. Ms. Perham, Mr. Suarez abstained. Motion carried.

5. **New Business**

- a. **C-TIP Application: Jasko Zelman 2, LLC – 227, 239, 271 Norwich Ave**

Mr. Bordeaux introduced the applicants Mr. Krohn and Mr. Zelman. Mr. Bordeaux stated that State statute supported the Town's consideration of a real estate tax abatement for a multi-family residential development but that it would be the first proposal of this type considered by the Commission. The applicant described the concept for the development of 168 residential units in five (5) building of between 24-36 units. The development would include modern amenities and common use areas such as a clubhouse, pool and dog park. Connections to Lebanon Ave have been discussed with Town staff. The project is estimated to cost approximately \$25 million to construct, commence in the summer of 2023 and take 18 months to complete.

The Commission discussed the market for Class A apartments, the value of the project to the community and potential costs the town could incur as result. The applicant referred to their request for a 10-year, graduated tax abatement structure that would make the project financially feasible.

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Tyler Migliaccio
Vice-Chair

The Commission noted that an estimate of taxes prepared by the Tax Assessor's Office would be important for them to make an informed decision. The Commission also discussed the validity of the Scoring Sheet prepared by the Commission typically used to assist in the assessment of C-TIP requests. As the Scoring Sheet was designed with residential development in mind, the Commission decided to further discuss how to proceed at their next regular meeting.

b. Town Planner's Report

Mr. Bordeaux stated that a new Assistant Planner/ZEO named Ariel Lago had been hired. He stated that the Planning and Zoning Department has enabled building permits to be applied for online. Mr. Bordeaux and the First Selectman executed the C-TIP Agreement with Alane Wilansky of ARK Station LLC for the new distillery proposed at 200 Lebanon Ave. Mr. Bordeaux also reviewed the status of the granted funded projects still being sorted out.

6. Old Business

a. Policy re: AdvanceCT's SiteFinder tool

Mr. Bordeaux indicated we could put up to five (5) properties on the site and should make a plan at the next meeting on how they would handle which properties were put on and if we need owners' permission. Also, how they would be rotated and maintained so it was always up to date so that all eligible properties could be promoted on this site. He suggested it be added to each month's board agenda to make sure it was not forgotten.

b. Economic Development Plan

Mr. Bordeaux referred the Commission to last meeting's discussion regarding future projects and economic development tools the Commission could consider. He drafted a couple ideas and informed the Commission that he would email the Commission for further development at subsequent meetings.

7. Correspondence – None

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