

# KILLINGLY ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting**  
**Tuesday, January 6, 2015**  
**Killingly Town Hall**  
**Conference Room 102**  
**172 Main Street**  
**Danielson, CT**



Dale Desmarais, Chairman, called the meeting to order at 5:02 PM.

1. Roll Call:

Members Present were Dale Desmarais, Kevin Cole, Rand Joly, Bill Cheng, and Mark Tillinghast. Joshua Wojcik was absent. Steven Gilbert was absent with notification.

Others Present: John Hallbergh, Town Council Liaison; Joyce Ricci, Alternate Town Council Liaison; John Sarantopoulos and Lynn LaBerge, Town Councilors; Richard Murray, Board of Education Liaison; Sean Hendricks, Town Manager; Elsie Bisset, Economic Development Director and Judy LaRoche, Recording Secretary.

2. Approval of Minutes:

**MOTION** to accept the minutes of the Special Meeting of November 4 and December 2, 2014 was made by Bill Cheng. It was **SECONDED** by Kevin Cole. The voice vote was **ALL IN FAVOR**.

3. Correspondence – Thank you from Ray Coombs for sponsoring an EAMA luncheon at Ellis Tech. It was reasonable and there were about 42 people. The Ellis culinary program is open for lunch M-F for \$6. Joyce said you can have 3 courses for \$12.

4. Citizen's Participation – None

5. Unfinished Business:

a) Economic Development Trust Fund – The beginning balance of the Trust Fund as of November 1, 2014 was \$317,514.21. Interest for November was \$2.70 and the balance for November 30, 2014 was \$317,516.91. Finance has informed us that payments totaling \$19,988.23 were made to VHB, East Coast Invoice and Gagnon sign in December.

b) Update of Projects:

- Elsie passed out NE Chamber of Commerce Directories to those who wanted them. Economic Development placed an ad in the Directory.
- The downtown streetscape project is almost done. The streetlights are working south of the railroad tracks. The cobra lights will remain, but will not be lit, as far as we know. Elsie will find out. The art sculpture will be going up in the spring.
- EAMA is having a video competition this year rather than plastics. The schools will pair with businesses and create marketing videos that the companies can utilize.
- The New England Christmas downtown went well with the 5000 luminaries, although, many people thought there would still be activities in the stores like Frostival. Elsie spoke with some people that were from out of the area and liked the event very much. The Christmas Cabaret also was well attended. Joyce was disappointed that some stores were not open. John Sarantopoulos mentioned what a great job Rev. Chapman at the Congregational Church did.

- Route 101 Zone Change – The recommendation by EDC was to make it all general commercial, but, P & Z wants it to be VC on the northern side and change some properties to GC as shown on the map in the packet. They will initiate the zone change themselves and introduce it this month.
  - Cosmo Prof opened in Killingly Plaza. Only licensed Cosmetology Professionals are able to purchase items there.
  - Kicker's former partner changed the name to the Sports Page. John asked if anyone has been lately and said he went by last night and it looked like it was turned back into a bar.
  - Judy is working on an annual update to the retail and restaurant guide.
  - Elsie said P & Z asked if EDC thought solar should be allowed in a particular zone. The utilities at the meeting last month couldn't pin down anything specific and Dale doesn't think there are many locations where a solar farm would even be worth it. Dale thinks we should drop it until such time that someone requests it. Rand said if you have to go a long distance to connect to the lines, it's not worth it. Elsie will report back to P & Z and let them know the consensus of EDC was to wait until someone requests it.
- c) Draft MMUDD (Mill Mixed use Development District) – The draft regulations were sent to members with and without edits. Rand asked about page 4; design section 2a: does that pertain to tearing down and starting new? Rand thought that was going to be part of solving the problem. Elsie said that it does. The style has to be replicated, not everything. Discussion on the deteriorating condition of the mill buildings and the reality of redevelopment. Most sites need demolition and remediation before they can be cleaned up. Discussion on the design section of the regulations. Blank walls facing streets? You need to have windows facing the streets or recess the walls? Rand doesn't think this would make a difference to the project. Kevin said these regulations don't take into account the reality of our buildings. Discussion on subdivisions of these properties or not. When Elsie talked with Ed Eramian he suggested that it say properties not subdividable except with a special permit with a planned sequenced development. If he built a new building, he can put residential on the first floor if it's NOT mixed. Dale said let regulations go as is, all the owners had opportunity to make suggestions. Rand made a **MOTION**, to recommend the regulations to the Planning & Zoning Commission with the suggested edits. Kevin **SECONDED, ALL IN FAVOR**. Elsie will take care of sending a memo to P & Z.

## 6. New Business:

- a) Draft Property Maintenance Code Concerning Blighted Properties – The ordinance sent to EDC has already gone to Council and was sent back to the Ordinance Subcommittee. They tweaked it and it will be reviewed again by the Ordinance Subcommittee on Thursday, at 7:30 PM. Sean said 'Property Maintenance Code and Regulations Concerning Blight' is the new name. It applies to all types of buildings and vacant land, not just residential. Elsie explained you need to have two or more of the conditions in certain sections to be considered blight. Then it will be investigated and a notice of violation given. Kevin Cole thinks the inspector may run into cases where people don't have the means; like with absentee landlords and single family homes. The major focus is health and safety. Joyce said the Council wants some kind of ordinance and this will be a start. Sean said that although some instances don't meet the requirements, the Building Official can still go out and ask people to take care of their property. Rand wanted to know if you include MMUDD, how will you enforce the ordinance. He thinks the way its written is confusing. Some of the conditions were discussed and Sean said you can't write it more objectively. You need to trust the Building Official to do his job, and there is an appeals process. Rand also asked if interior problems will be left to the Building Official. Sean said there needs to be some complaint. External inspection doesn't automatically allow the Building Official to look inside. Members agreed that Section 4-182. A.1.(c) should be clarified, as it seems confusing as written. They also suggested an edit for Section 4-184 A.2.(b) and (f) as they both mention chimneys. Elsie will report to the Ordinance Subcommittee the concerns of EDC.

## 7. Liaison Reports:

- Joyce Ricci reported that Council discussed blight and took back a subdivision plan on Tucker District Road. The people that opposed it to begin with purchased it and took the subdivision off the books.

- Richard Murray reported that Norm Abrams, from This Old House, will be coming to the High School for a special program with Sturbridge Village as the students have been making reproductions. There will be something on TV also.

8. Commission Member Reports:

- Bill Cheng said there was no meeting for Open Space.
- Dale mentioned he would like a volunteer or two to set up a roundtable about the energy incentives for businesses. He wants to invite businesses from the Industrial area. Kevin said actually facilities managers are the ones we should invite. Kevin and Mark volunteered to work on this project. Bill suggested inviting commercial realtors too so they will have information. Think about these ideas for next meeting.
- Dale needs more people to volunteer to work with Dan Durand to prepare information to market Killingly on the web. Richard Volunteered.
- Dale spoke about the Empty Spaces program in Putnam. He received information from an artist Al Mathias. He thinks maybe we could do something similar here. Asked members to think about it for the next meeting. Sean offered ideas for branding: art, agriculture and flowers that the new beautification committee of the Agriculture Commission will be working on.

9. Adjournment:

A **MOTION** was made by Bill Cheng to adjourn at 6:33 PM. It was **SECONDED** by Rand Joly. The voice vote was **ALL IN FAVOR**.

Respectfully submitted,

Judy LaRoche  
Recording Secretary