

MINUTES
DEVELOPMENT COMMISSION
Monday, June 13, 2016
7:00 pm

Present: Chairman Marty Schwager, Jim Caldwell, Rob Rome, Matt Garrett, and Ken Kuhl. Fran Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:03 pm in the Holcomb Farm Community Room. The meeting was moved and notices posted, due to parking concerns related to the High School Graduation.

The members discussed the minutes of the May 9, 2016 meeting. On a motion by Matt Garrett, and seconded Jim Caldwell, the Commission voted to approve the minutes. All approved.

The members discussed the economic climate, real estate and current activity. The Center activity was discussed. The sidewalk construction may be further delayed due to the difficulty of obtaining the final 2 Rights to Grade. Greenway Village was discussed. Progress continues and the framing of the units should begin any day. Fran discussed the bonding, public improvements and coordination.

Fran discussed inquiries he has had in regards to the Trinkle property on Salmon Brook Street. The property contains 45 acres in 3 separate parcels, 15 acres of which are located within the T1 zone. The remaining 30 acres of the Trinkle property are in the R30 zone. The members had previously discussed the T1 zone at their May 9th meeting. They support a change in the Zoning Regulations that would add uses such as assisted living, independent living, multi-family elderly housing, PDM, nursing homes, active adult residential and similar use, subject to the review and approval of a Special Permit from the PZC. These residential style uses could provide an alternative transition to single family residential. The current allowable T1 uses include professional offices, financial institutions, office parks, commercial recreational facilities, health clubs, restaurants, retail establishments, barbershops, beauty shops, cleaning establishments and appliance and other general repair shops. The Development Commission members agreed that the PZC should consider making changes to the T1 zone as noted above. The T1 zone contains approximately 56 total acres.

The Commission discussed the Plan of Conservation and Development. Within the plan are a large number of items where the Commission may wish to take an active role. In fact the Plan states that the Development Commission “could take the lead in proposing a tax incentive program and could serve to review all requests and make recommendations to the Board of Selectmen” The Plan also reads that “the Development Commission is encouraged to prepare a list of commercial uses, products and services that are presently unavailable within the Town and identify those uses that would have a positive impact on the community.” Within numerous other areas the Plan suggests that subcommittees be formed to: study the Economic Development Zone; consider architectural guidelines to be used in the design of commercial buildings; review the future use of the center historic properties; work to beautify the Town and undertake the role of actively promoting improvements to specific properties or areas of concern; and to develop a Town Brand from those attributes which are broadly outlined within our fundamental values. The members agreed to review such areas of the Plan and to identify areas that they might like to work on.

The meeting ended at 9:05 pm.

Respectfully submitted,

Francis Armentano