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**Regular Meeting**  
**Town of Vernon Economic Development Commission**  
**Tuesday, September 8<sup>th</sup>, 2020 at 7:30 A.M.**

**Virtual meeting.**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/87152348746?pwd=NEIKUVZhYTA2cFg0bC9yL3>**

**BOaTVzUT09**

**Meeting ID: 871 5234 8746; Passcode: HGwPG7**

**Or call**

**+1 646 876 9923 US (New York)**

**Meeting ID: 871 5234 8746**

**Passcode: 748212**

**Agenda**

1. Call to Order
2. Public Forum
3. Approval of Minutes from meeting on 7-14-20.
4. Economic Development Status Update
  - A. Current Projects
    - Amerbelle Mill
    - 243 Talcottville Rd (Trail Run apartments)
    - 14 Hyde Ave (Multi Family/ commercial)
    - 670 Dart Hill Rd Expansion
    - 652 Dart Hill Rd- Condo project
    - 206 Talcottville Rd
    - Planning Update (POCD and Santini denial)
    - Tri City Plaza
    - New Athletic Fields
5. New Business
  - A. COVID Recovery update
  - B. 2022 POCD update
6. Old Business
  - A. Three year Plan discussion and vote on updating the Plan-
  - B. Community Outreach/ Events.
  - C. Sustainable CT update
7. Ribbon Cuttings/ Ground Breakings/ New businesses
  - Get Fresh Landromat- 9-1-20 at 11 am (41 West Main St)
  - Economy Car Wash- date TBD (56 Talcottville Rd)
  - Ocean State Job Lot- date TBD (295 Hartford Tpke)
  - ProHealth- date TBD (206 Talcottville Rd)
  - HomeSense- date TBD (35 Talcottville Rd)
  - MCM Fundraising- date TBD (670 Dart Hill Rd)
8. Adjournment

Jeffrey Cohen, Chairman

Virtual Regular Meeting  
Town of Vernon Economic Development Commission  
Tuesday, July 14, 2020 at 7:30 AM

MEETING MINUTES

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VERNON TOWN CLERK  
20 JUL 17 PM 12:44

**Zoom Meeting**  
<https://us02web.zoom.us/j/85492373479?pwd=L1RaRjJ6TDZ4WmlVSFNuViPkaUx1QT09>  
Dial in information: +1 646 876 9923  
Meeting ID: 854 9237 3479  
Password: 564080

- I. Call to Order - A virtual meeting of the Economic Development Commission was called to order at 7:30 am. Commissioners virtually present: Jeffrey Cohen, William McGurk, Jeffrey Adamson, Jim Sendrak, Bruce Kloter, Bruce Kellogg, Dan Kennedy and William Breslau. Also present was Shaun Gately, Economic Development Coordinator and Leslie Campolongo, Project Coordinator.
- II. Public Forum - There were no virtual attendees present during the Public Forum.
- III. Approval of Minutes - Motion to approve the minutes from September 10, 2019 was made by Commissioner Adamson and seconded by Commissioner Kennedy. Motion passed unanimously.
- IV. Economic Development Status Updates
  - a. **Amerbelle Mill:** Market Demand Study is complete and due diligence continues.
  - b. **243 Talcottville Rd. (Trail Run Apartments):** Phase II development was accelerated to include Phase III.
  - c. **14 Hyde Ave. (Multi Family/commercial):** Traffic/Intersection design phase is underway with DOT.
  - d. **670 Dart Hill Rd. Expansion:** Exploring new business model due to COVID-19.
  - e. **652 Dart Hill Rd. Condo:** In process.
  - f. **56 Talcottville Rd. Car wash:** Up and running
  - g. **200 West Main St.:** EPA environmental clean-up grant was pursued; however, timing did not work out.
  - h. **Naek Rd. zone change:** Zone change was granted for condominiums at the end of the road.
  - i. **206 Talcottville Rd.:** Liquor store permit has been withdrawn and new lease issued to ProHealth Clinic.
  - j. **Planning Update:** New Town Planner, George McGregor began in February. He will be formally introduced at an upcoming EDC meeting.
  - k. **Tri City Plaza:** Shoprite and Homesense are now open. This economic corridor of Vernon continues to be very strong.
  - l. **New Athletic Fields:** The Towns of Vernon and Ellington are pursuing the development of athletic fields to be shared by the Towns. The project recently received the approval of the Ellington Inlands Wetlands Commission.
- V. New Business
  - a. **COVID recovery update:** Mr. Gately provided the Commission an update on the joint reopening and recovery task force that meets weekly and consists of representatives of the Town and Board of Education, along with community members, health professionals and business stakeholders.

- b. **2022 POCD update:** Mr. Gately updated the Commission on the 2022 Plan of Conservation and Development, which will be overseen by Town Planner McGregor. Discussion took place regarding the Commissions role in the POCD development process. Discussion took place regarding previous 2012 POCD and implementation strategies. Discussion took place regarding Exit 66 and Exit 67.

Commissioner Kloter exited the meeting at 8:50 am

Commissioner Cohen exited the meeting at 8:51 am

**VI. Old Business**

- a. **Three year Plan discussion** - Mr. Gately reminded the Commission of the need to acquaint with the Three Year Plan and the Commissions involvement in the POCD Process.
- b. **Community Outreach/ Events** – No discussion took place.

Commissioners Kellogg and Kennedy exited the meeting at 8:59 am

- c. **Sustainable CT update** – Mr. Gately informed the Commission that the Town has been selected to participate in Sustainable States Community Energy Challenge, through a partnership with American Council for an Energy-Efficient Economy (ACEEE), a nonprofit, 501(c) (3) organization, that advances energy efficiency policies.
- d. **Ribbon Cuttings/ Ground Breakings/ New businesses** – No discussion took place.

**VII. Adjournment**

Commissioner Breslau motioned to adjourn the meeting. Motion seconded by Commissioner Sendrak.

Meeting adjourned at 9:03 am.

Respectfully Submitted,

Leslie S. Campolongo  
Project Coordinator