

NEWINGTON ECONOMIC DEVELOPMENT COMMISSION  
NEWINGTON TOWN HALL  
131 CEDAR STREET  
NEWINGTON, CONNECTICUT  
CONFERENCE ROOM L-101 LOWER LEVEL, TOWN HALL  
WEDNESDAY, OCTOBER 1, 2014  
7:18 pm.

#### I. MEMBERS PRESENT

Commissioner Karen Faust (absent)  
Commissioner Michael Fox  
Commissioner Charlene Garcia  
Commissioner David Marsden  
Commissioner Greg Polk (absent)  
Commissioner Pamela Raynock (absent)  
Commissioner Fernando Rosa  
Commissioner Clifford Stamm (absent)  
Commissioner Ken St. Onge  
Commissioner Linda Woods

PRESENT: Economic Development Director  
Andrew Brecher

#### II. APPROVAL OF MINUTES- SEPTEMBER 3, 2014

Commissioner Garcia made a motion to accept the September 3, 2014 minutes and Commissioner Marsden seconded the motion. The motion passed unanimously.

#### III. PUBLIC PARTICIPATION

None.

#### IV. ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Brecher updated the Commission on the status of the National Welding project. Milestones include signing the contract to receive \$2 million from the State of Connecticut, signing a contract with Standard Demolition of Trumbull, CT to demolish the buildings and abate the asbestos and PCB's and hiring Fuss & O'Neill to act as construction manager and environmental monitor. Actual physical work will begin in October, 2014 and should be complete by early February, 2015.

Director Brecher provided an overview of CT Green Bank's C-PACE program that he presented to the Town Council at its last meeting. C-PACE is a funding mechanism for energy upgrades available to commercial property owners. It has several unique elements including paying back the funds utilized through special billings administered by the Town. The Town Council is expected to act on joining the C-PACE program at its October 14, 2014 meeting.

Director Brecher also reported on his proposal to the Town Council to fund hiring a traffic engineer to study the Alumni Road/Cedar Street intersection. An agreement with the DOT to address that intersection nine years ago did not proceed because the impacts on the neighborhood were considered too onerous. However, more sophisticated traffic analyses and traffic lights might make it possible to now install a traffic signal at Alumni Road/Cedar Street by just widening Cedar Street between Alumni Road and the railroad bridge. It is anticipated the Town Council will act on the

proposal at its October 14, 2014 meeting. After the traffic study is completed, an information session will be held with residents to gather their input before presenting the study to DOT.

Director Brecher noted that site work for the Hunter Development project at the corner of East Cedar Street and Berlin Turnpike has restarted.

## V. OLD BUSINESS

### A. Gateway/Directional Signage

Chairman Rosa will confer with the Town Planner and have a report at the next meeting.

### B. Holiday Event

Chairman Rosa reported on his meeting with Town Planner Craig Minor to provide administrative support for the event to be held on Thursday, December 4, 2014 from 5:30-8:00 pm at the Portuguese Club. Mr. Minor has agreed to use the Town Planner's resources to help develop a data base of town businesses, including new businesses in the last twelve months, the oldest businesses in town and those reaching milestone anniversaries such as ten or twenty years.

Mr. Minor also agreed to assist in drafting and distributing a press release to publicize the event. In addition, an email address has been established that will enable invitees to reply to [edc@newingtonct.gov](mailto:edc@newingtonct.gov). Email to that address will be directed to the Town Planner's office.

Chairman Rosa also expressed his interest in naming a Newington Business of the Year at the Holiday Event. He requested Commissioners think about the criteria for selecting that business.

### C. Assignment of Districts

A revised map was distributed showing the assigned areas for each Commissioner. Director Brecher urged Commissioners to report changes observed at any time by contacting him at [abrecher@newingtonct.gov](mailto:abrecher@newingtonct.gov) or [economicdevelopment@newingtonct.gov](mailto:economicdevelopment@newingtonct.gov).

## VI. NEW BUSINESS

None.

## VII. PUBLIC PARTICIPATION

Rose Lyons expressed her gratitude to Director Brecher for his efforts regarding the National Welding site and Alumni Road. She also urged the Commission to support erecting an exit sign in the municipal parking lot at Constitution Square near Steve's Place. She also complained about the lack of coordination in restriping the entrance to the parking lot from Constance Leigh Drive.

Director Brecher noted the Town received notice it was awarded a \$470,000 grant to extend the Town Center Streetscape Improvement Project to Constance Leigh Drive between East Cedar Street and the Best Market Plaza. Redesign of the municipal parking lot entrance from Constance Leigh Drive is included within the scope of that project.

## VIII. REMARKS BY COMMISSIONERS

## A. District Reports

Commissioner St. Onge suggested the Commission consider creating an email newsletter to highlight “What’s Going On In Newington”, emphasizing businesses and economic development. Chairman Rosa concurred this should be on a future agenda for additional discussion.

Commissioner Marsden reported that 719 Cedar Street has been listed for sale for \$3.9 million and an adjacent parcel is on the market for \$1.2 million. Both parcels border CTfastrak and the 100+/- acres owned by CCSU that are planned for campus expansion.

Commissioner Rosa noted that the Town of Berlin has been hosting a “Meet the Brokers” event annually for some time. Discussion of a similar initiative in Newington should be considered for a future agenda.

## B. Chamber Report

None.

## IX. ADJOURNMENT

Commissioner Garcia made a motion to adjourn the meeting and Commissioner Woods seconded the motion. The motion passed unanimously. The meeting adjourned at 8:19 pm.

Respectfully Submitted,



Sophie Glenn  
Recording Secretary