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**Town of Seymour
Economic Development Department**

**Minutes
Tuesday, September 7, 2010 – 7:00 PM
Flaherty Room – Seymour Town Hall**

Members present: Jon Szuch, Michael H. Horbal, Ron Balabon, Marietta Sabetta, Ted Holley, Joe Cass, Rosalie Averill.

Others: Al Yagovane, Rick Dunne, VRPA, Ron Skurat

ITEM #1 Call Meeting to Order

Meeting called to order at 7:00 p.m. by Chairman Jon Szuch.

ITEM #2 Pledge of Allegiance

Pledge of Allegiance led by Chairman Jon Szuch.

ITEM #3 First Selectman Comment.

Chairman Szuch stated that the First Selectman will be attending the Board of Selectmen meeting at 7:30 p.m. this evening and therefore will be unable to attend this meeting.

ITEM #4 Public Comments

Howard Enquist stated that he has not sold his property at this time. He has not had any interest in it and will possibly use a different realtor or will promote the property himself. He has been cleaning up the site to make it more attractive. Chairman Szuch stated that it is a good location. Rosalie Averill asked Mr. Enquist if he has contacted abutting property owners to see if they have any interest in purchasing the property. Mr. Enquist stated that he has only spoken with the owner of Sabo's. Rosalie Averill stated that the commercial properties were allowed to be put on the town website and Mr. Enquist stated that his never was. Chairman Szuch asked him to keep the Commission informed on his progress.

ITEM #5 Approval of Prior Meeting Minutes – August 3, 2010

A motion to approve the minutes of the August 3, 2010 meeting with the following corrections was made by Rosalie Averill and seconded by Marietta Sabetta. The motion was carried unanimously (7-0).

- Page 2 – Rogol's on *Main Street*, was sold and is now up for rent.
- Item #7 – ~~should~~ be Mr. *Blakeman* and not Mr. Blackman
- Page 2 – First Selectman is currently in a conversation with Mayor Staffieri of Derby and with the *Chairman of Seymour WPCA* John Fanotto to look at the possibilities extending the sewer on the stretch of road currently not being serviced.
- Item #7 – He will present an application for variance at the upcoming Zoning Board of Appeals meeting. (*remove to be granted in order to move forward*)

Rosalie Averill asked about Item #8 and whether the letter was sent to the WPCA and Chairman Szuch stated that he will check out whether it was and if so, get a copy.

ITEM #6 Continue discussion Broad Street Park Project and possible allocation of funds Michael Horbal stated that they are still waiting for DOT and DEP to get back on a request for leasing those portions of the Park under their control. He stated that last week they were informed to call back in three weeks and at that time it will be approximately 6 to 7 weeks since they were given the request. He stated that the State of Connecticut has a policy on leasing and what they do. He further stated that representatives at the DOT Thomaston office are trying to help out with the process. It goes out to different State departments and they have to wait for their response. At this time it is going through the system. Rosalie Averill asked if they have a certain amount of time in which to respond. Michael Horbal stated that they do not and he has been told that it usually takes approximately three weeks.

Rick Dunne, VCOG, stated that the department has to offer the property to other State office and agencies to see if have any need for the property and they have to respond that they do not. Once those answers come back then a lease is drafted and it then goes to the Attorney General's Office and an assistant is assigned to the case.

Al Yagovane stated that he has been told by the First Selectman that he did not see a problem with getting the Seymour side in. He stated that as far as start-up money is concerned he will be looking for funding to purchase one piece of equipment, which is a cut off saw for use in cutting the brick. He stated that once it is laid out by the engineer work could start in two weeks. He stated that the Finance Director has two line items set up; one is for money coming in and the other for purchase orders. Everything will be done will be on purchase orders. Mr. Yagovane stated that the Committee has been formed with five members and the First Selectman as an ex-officio member. Mr. Yagovane stated that he will act as the coordinator. So far they have gotten three estimates on the brick and also on the labor for laying the brick; but that could be done by volunteers. He stated that the engraving may be done by a gentleman in Bridgeport but this individual does not do the epoxy. The epoxy process gives strength to the letters. The epoxy would be done by a company out of state. He stated that a receipt would be generated with all the pertinent information and one would go to the Committee and the other would go to the company doing the work. He stated that they have just about everything ready. Rosalie Averill asked if they will be making money on the bricks. Mr. Yagovane stated that if someone wishes to just purchase a brick with no engraving it would be \$5.00 and the name would go in a book. Mr. Yagovane stated that the cost of the brick with engraving will be \$100.00 for a single brick and \$150.00 for a double brick. This will cover the cost of the engraving and epoxy fill. He stated that he is looking for start up funds to purchase the saw and to get the project up and running. He stated that they are looking to purchase the saw so that everyone working on the project will use the same piece of equipment. He stated that

there are other items in the park that individuals can purchase such as benches or lampposts

Chairman Jon Szuch stated that the Commission needs to decide if we want to take action tonight on any monies he needs at this stage from the current budget. Michael Horbal stated that he will be abstaining on this. Rosalie Averill asked where the funds would be taken from in the budget. Chairman Jon Szuch stated that the budget for 2010/2011 is \$14,677.00. He stated that \$1,500.00 to get the project funded and moving could come from advertising or other purchase services. He stated that we have been working with this gentleman for quite a while on this project. He stated that it is a good cause and would benefit the entire community. Rosalie Averill felt that the Commission should see a budget from the Committee on this project before making any decision. Chairman Jon Szuch advised Mr. Yagovane to come back to the October meeting with a budget and all receipts and invoices that he has.

ITEM #7-Updated Seymour Greenway Project-Ron Skurat

Ron Skurat stated that there has been some correspondence and e-mails regarding this matter. He stated that \$750,000.00 has been received with the help of Congresswoman Rosa DeLauro. He stated that a competitive contract for a study and a plan for a road between Route 67 and Route 42 which would include the Greenway has been drawn up.

Rick Dunne, VCOG, stated that there is a regional plan that goes back several years which included a segment in Seymour. This was subsequently tabled on feedback from the Town that it was too difficult to negotiate all the private property accesses. He stated that the plan has not been amended; and the other towns have proceeded but Seymour has not mainly because of access issues. He stated that the Town has received the congressional funding for constructing a connector road. This is separate from the grant that Seymour has for Route 67. Mr. Dunne stated that they went under contract for study and design work which is approximately \$200,000.00. The study phase came back in May and did not indicate the need for a roadway without a plan submitted for development by the major user. He stated that Haynes received a grant for a preliminary site development plan showing the need for generation which would then allow the study to move on to the design phase. He stated that no plan has been received and it is basically on hold at this time. He stated that the study is complete and there is not an indication for the need for a connecting roadway. The greenway would be part of a design should they proceed but right now there is some question as to whether they will proceed. He stated that the congressional funding does not explicitly say greenway and they cannot go ahead with the greenway portion without the roadway.

Mr. Skurat asked what the next step would be. Mr. Dunne stated that he would like to get a plan filed with the Town from the major generator showing a need for the roadway and then that would be submitted with the study phase and seek permission to go on with preliminary design phase. Mr. Dunne was asked if anyone knew where they are with their plan. Mr. Dunne stated that they have indicated that they will submit something when they are ready.

Michael Horbal stated that they have not heard anything since the May meeting. He stated that the study was to prove that this by-pass road was necessary to relieve congestion on Route 8 and they cannot prove that on that particular section. Mr. Skurat stated that the only way this will happen is if Haynes comes up with a report indicating that it is necessary. Mr. Dunne stated that it is highway funding and if it were not highway funding the greenway could be done without the roadway. Rosalie Averill asked why can't the greenway be built by itself without the roadway. Mr. Dunne stated that it can be but just not with this money. Rosalie Averill asked who makes the next move. Michael Horbal stated that it would be the Haynes development plan.

Mr. Dunne stated that they will continue to look for other sources of funding. He stated that he feels that Haynes will go forward with something but just doesn't know when. He stated that they feel that there are other places to focus on. There is the connection in the area of Stop & Shop getting into the area of the fish locker and the veterans' memorial. Mr. Dunne stated that it would be his suggestion that the Town have a project team to work with his Agency. He stated that it will be on the schedule for this current year and they will update the plans and look at other things that may be achievable with recreational trails in other areas.

Chairman Jon Szuch stated that if we cannot do the river front right away why can't something be done in the Squantuck Road area where the town owns the property. He asked if there is any money available to do that type of recreational trails. Mr. Dunne stated that you need to demonstrate that the trail would be connecting two different areas for pedestrians to get to.

Mr. Dunne stated that it is about identifying the options and doing the planning work. He stated that with regard to this particular project it would probably be better to try and work with the property owner and work out some reasonable basis to have the project go forward. He stated that the property owner could really build the road himself. He stated that it would probably be better to take the study money and get as much study and design work done. Chairman Jon Szuch asked if the developer can donate the equivalent of five acres of land. Mr. Dunne stated that would involve a license agreement and something that the town would have to negotiate. Chairman Jon Szuch asked if it would make sense to have the town and others meet with Haynes and see if something can be worked out. Michael Horbal stated that the economy has had a lot to do with why Haynes is acting the way it is at this time.

Mr. Dunne stated that he felt that Seymour needs to work with VCOG and update its master plan. He stated that if they make the request, they will work with the town on this. Michael Horbal asked if they have had any communication with the Conservation Commission. Mr. Dunne stated that he has and also with the Land Trust.

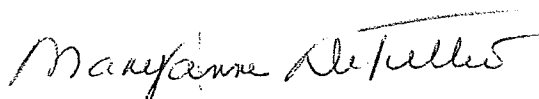
ITEM #8 ED Director, Assistant's and/or EDC Chairman's Report

Chairman Jon Szuch stated he has sent e-mails about the condition of the Blakeman development to Blakeman Construction itself as well as several phone calls and that the design plans should show that Blakeman has to maintain the hillside slope below Walgreen's and remove invasive species. He stated that they seem to feel that they have done enough, but he does not feel that way and the Town needs to get them to clean up the site.

A motion to adjourn the meeting to the Norma Drummer Room was made by Michael Horbal and seconded by Marietta Sabetta. That motion and second were then rescinded altogether and a motion to adjourn the meeting altogether for the evening was made by Marietta Sabetta, seconded by Ron Balabon and carried unanimously (7-0).

The meeting was adjourned altogether at 8:05 p.m. by Chairman Jon Szuch.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary