

December 3, 2020

Economic Development Commission  
Meeting Minutes

**Call to Order:** The meeting was called to order at 7:04 pm by Vice Chairperson Jobbagy. The meeting was hosted via Zoom internet conferencing.

**Roll Call:** Barbara Barry, Tim Liptrap, Bill Jobbagy, Carolyn Gerrity, Kristen Bilotta, Sam Belsito, Rick Conti

Absent: Sondra Astor Stave

Also attending: Andrew Ladyga

Town Staff: John Elsesser, Town Manager; Eric Trott, Director of Planning and Development

**Planner/Manager Reports:** Copies of the reports were forwarded to the members for their review and comment.

**New Business:**

1. Nichols College – Coventry business intern project.

Tim provided an update on the project. Work continues with the businesses involved as websites and social media platforms are expanded and improved. Video work has been a focal point with the assistance of the Nichols College video production class. The businesses are very grateful and appreciative for all of the assistance they are receiving.

2. AdvanceCT – Regional Economic Development Study.

The 4 Town team held a follow up meeting after the kick off meeting in October that included a variety of stakeholders from each town. Stakeholders included EDC members, business owners, Town staff, and conservation commission members. The MOU is being finalized and is being adopted by each town. A Steering Committee is being formed with representative Staff from each respective Town. Discussions have included what priorities should be focused on by the Steering Committee, formalizing the membership, creating a ‘campaign’ about the work on the Plan to share with the community. Monthly meetings will continue to be held with the steering committee and the various stakeholders who are involved.

Sam, Barbara and Bill indicated that they would be willing to participate in the meetings. Tim is willing to attend an upcoming meeting to discuss the concept of a ‘branding/campaign’ with the group.

### 3. Target Development Sites

Two meetings ago, several members volunteered to serve as contacts with target development site owners and representatives in order to maintain contact with ongoing projects and the status of properties. Staff prepared an outline with contact information and an indication of who selected what businesses. The members were asked to reach out by phone or email to their target businesses and provide monthly updates at the EDC meetings. The following is a review of the updates

Eric provided some details on recent interest of businesses in town:

A resident who is a licensed distributor of Health Life herbal products is looking to open a 'Nutrition Club' store in the Village. The business would sell the Health Life products and as well as prepared shakes with the products. She is speaking with a couple property owners who have vacancies at this time.

The owner of a juice bar is pursuing permits to locate the business in one of the vacant units at Vinton Village. Staff is in the process of reviewing permits to prepare the unit for occupancy.

Staff spoke with an individual who expressed interest in pursuing a vacant 54 acre parcel on Bread and Milk Street, near the intersection with North School Road, for a potential disk golf course development.

**1011 Main Street** – Owner recently visited Town Hall to discuss potential of new food service use, but has not actively pursued permits.

**1159 Main Street** – Coventry Fitness has closed. The owner is actively seeking tenants.

**1193 Main Street** - Sanborn's Garage – for sale. No update.

**1340 Main Street** – former Coventry Antiques – property on market. Eric inquired with the owner on the status of the property. Final steps are being taken on the environmental clean-up. No recent interest with the purchase of the property has occurred.

**3514 Main Street** – Colvest - new news on interest in property – No update. They are aware of interest by Integrated Rehab but have not followed up.

**3466 & 3480 Main Street** – Vinton Village and apartments – A new tenant is pursuing permits for a juice bar in Vinton Village. Eric met with the owner and his design team to review a new plan to develop apartments to replace the existing units.

**1660 Main Street** – PNG (owner of Citgo gas station) – commercial zone – senior or affordable housing? No update.

4.RTE 44 Bolton/Coventry sewers – status

The matter continues to move forward with the State. The letter that Staff prepared on how the project complies with the State POCD has been acknowledged by DEEP and sent to OPM for their input. The Town’s consultant is finishing up the analysis they were hired to do and it will be send to DEEP. A post scoping notice will need to be prepared and filed by the State, which will dictate next steps.

5.Caprilands – status

The property was conveyed to the new owned in late November. Litigation continues between the Fiduciary of the Estate and Mr. Cook.

6.Integrated Rehabilitation – expansion

Integrated Rehabilitation has outgrown their space at Highland Park Plaza and is interested in finding a new location to build an office structure. Staff reached out to the designer/developer who was working with Hartford Health Care on the Boston Turnpike property development to see if there would be interest in working with Integrated Rehabilitation and help facilitate the project.

7.Adoption of 2021 meeting schedule.

A motion was made by Barry and seconded by Liptrap to accept the EDC 2021 meeting schedule as presented. The motion passed unanimously.

**Adoption of Minutes:**

A motion was made by Barry and seconded by Liptrap to adopt the October 22, 2020 minutes as presented. The motion passed unanimously.

**Adjournment:**

The meeting was adjourned at 8:15p.m.

Respectfully submitted,

Eric M. Trott  
Director of Planning and Development