



# *Economic Development Commission*

*Town of Bethel, Connecticut*

*Bethel Municipal Center \* 1 School Street \* Bethel, Connecticut 06801*

*(203) 794-8540 Facsimile (203) 778-7520*

## **MINUTES OF REGULAR MEETING**

Wednesday, March 18, 2015

4:00 p.m.

CJH Municipal Center – Meeting Room "A"

RECEIVED  
2015 MAR 19 P 3:35  
TOWN OF BETHEL  
TOWN CLERK

**Present:** Michael Boyle, Chairman, Jay Streaman, Bonnie Brown, Roy Steiner, Sharron Straiton, Kevin McMahon & Noel Gill. Also in attendance was Janice Chrzescijanek, Economic Development Director & Bobbi Jo Beers, Executive Director.

Michael Boyle called the meeting to order at 4:00 P.M. with the Pledge of Allegiance. Michael Boyle introduced Michial Gargano, representing Troop 54, as a guest.

**Public Comments:** None

**Minutes of Prior Meeting:** Sharon Straiton made a motion, which was seconded by Jay Streaman to approve the minutes from the February 18, 2015 meeting. Vote, all in favor, motion approved unanimously.

**Clarke Business Park Update:** Janice Chrzescijanek shared follow up questions that had been answered from Milone & MacBroom concerning the Clarke Business Park Expansion. The next steps are to wait for the botanical and butterfly survey to be completed (May-June). Once this is completed a final presentation will be scheduled.

Two proposed amendments to the zoning regulation for the IP zone were submitted. An application was submitted to construct a 5,000 sq. ft. building on their property; the application seeks a special permit for the use of one of the units as a crematory. The amendments and the application will be on the P& Z Commission agenda on April 14, 2015.

Michael Boyle made a motion, which was seconded by Jay Streaman that property in Clarke Business Park which has been issued a valid Certificate of Occupancy by Planning & Zoning and the Building Department will not require an additional Certificate of Occupancy from the Economic Development Commission. Vote, all in favor, motion approved unanimously.

Mike Boyle read a letter from a resident in Wilton expressing gratitude for the ability to ride bikes in the Bethel area and how it had given him an opportunity to experience Bethel and its local businesses.

Mike Boyle shared a letter to Patricia Rist, Chairperson, Planning & Zoning Commission stating the Economic Developments Commissions concerns of the decision to approve the amendment. The Economic Development Commission still has concerns about the potential impacts a crematorium may have on the IP zone, specifically Clarke Business Park. The letter states that in the event a moratorium is not approved by the Planning & Zoning Commission, the Economic Development Commission strongly recommends the Planning and Zoning Commission remove a crematory facility from the rules and regulations as approved use in the IP zone and not approve any applications for this use.

**Community Website:** Janice Chrzescijanek and Bobbi Jo Beers reported that a firm had been selected to do the community website. The website will cost \$25,000 and \$15,000 had already been raised through local businesses. They were requesting \$5,000 from the Economic Development Commission. The community website will include all aspects of Bethel. It will be a place for someone interested in economic development opportunities to gather information as well as someone looking for different events happening around town or information about the schools. All businesses will be included in the website. It will be a way to attract people to Bethel. The website will have a section designated to the Clarke Business Park. Mike Boyle made a motion, which was seconded by Bonnie Brown to approve payment of \$5,000 to the development of the community website for Clarke Business Park. Voted, all in favor, motion approved unanimously.

**Economic Directors Report:** Janice Chrzescijanek reported her Economic Development Report which included news and announcements, culture & arts as well as other updates.

**Invoices:** Noel Gill made a motion, which was seconded by Jay Streaman that an invoice in the amount of \$1,950.00 be paid to Malone & MacBroom. Voted, all in favor, motion approved unanimously.

Kevin McMahon made a motion, which was seconded by Bonnie Brown that an invoice in the amount of \$2,024.00 be paid to Brown Paindiris & Scott, LLP. Voted, all in favor, motion approved unanimously.

**Old Business:** None

**New Business:** None

**Adjourn:** As there was no further business on this afternoon's agenda, Jay Streaman made a motion, which was seconded by Bonnie Brown to adjourn the meeting at 5:05P.M.. Vote, all in favor, motion approved unanimously.

Respectfully Submitted

Dionne Craig

**Brown Paindiris & Scott, LLP**

2252 Main Street

Glastonbury, Connecticut 06033

Phone (860) 659-0700

Fax (860) 659-8292

TIN: 06-1067209

*APPROVED*  
*[Signature]*

Dept. of Economic & Community Dev.

February 24, 2015

505 Hudson St.

Hartford, CT 06106

File #: 14-1119

Inv #: 79730

RE: Town of Bethel

DATE	DESCRIPTION	HOURS	LAWYER
Sep-24-14	Review of correspondence; Drafted acceptance letter	0.40	NP
Sep-30-14	Reviewed email from Nelson Tereso; Email to Nelson; Reviewed Proposal Letter; Began drafting Assistance Agreement	1.20	NP
Oct-01-14	Finished drafting the Assistance Agreement	2.30	NP
Oct-04-14	Email from Nelson; Drafted closing agenda, certificate waiver and escrow agreement; Sent documents to Attorney Lawlor	1.50	NP
Dec-05-14	Revised documents; Review of file; Email to and from Nelson Tereso (2); Review of file; Called Attorney Lawlor; Email to Nelson Tereso	0.90	NP
	Telephone call with Attorney Lawlor	0.10	NP
Dec-08-14	Telephone call with Attorney Lawlor	0.10	NP
Dec-11-14	Voicemail - Nelson; Telephone call with Nelson	0.20	NP
	Email to Attorney Lawlor; Email to Richard Jones	0.20	NP
Dec-12-14	Email from and to Nelson Tereso	0.10	NP
Dec-19-14	Review of executed documents, Correspondence from Attorney Lawlor; Letter to Richard Jones; Email to Attorney Lawlor re: missing documents	1.00	NP
Jan-09-15	Voicemail - Martin Lawlor	0.10	NP
Jan-12-15	Email from and to Nelson Tereso	0.10	NP
Jan-14-15	Review of file; Review of executed documents; Called Attorney Lawlor; Email to Attorney Lawlor	0.40	NP
Jan-17-15	Review of file; email to Atty. Lawlor.	0.20	NP
Jan-20-15	Email from and to Nelson Tereso.	0.10	NP

Jan-21-15	Sent certified resolutions and incumbency form to Atty. Lawlor.	0.30	NP
	Totals	9.20	<hr/> \$2,024.00

**FEE SUMMARY:**

<b>Lawyer</b>	<b>Hours</b>	<b>Effective Rate</b>	<b>Amount</b>
Nicholas Paindiris	9.20	\$220.00	\$2,024.00
	<b>Total Fees and Disbursements</b>		<hr/> <b>\$2,024.00</b>

# Statement

Milone & MacBroom, Inc.  
99 Realty Drive  
Cheshire, CT 06410

January 31, 2015

Janice Chrzescijanck  
Town of Bethel, CT  
Clifford J. Hurgin Municipal Building  
1 School Street  
Bethel, CT 06801

Project: 4494-03 Clarke Business Park Expansion - Bethel,

## Outstanding Invoices

Date	Number	Invoiced	Balance Due
11/11/2014	69447	3,900.00	3,900.00
12/8/2014	69787	1,950.00	1,950.00
<b>Statement Totals</b>		<b>5,850.00</b>	<b>5,850.00</b>

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 - 150 Days	Over 150 Days
	1,950.00	3,900.00			

\$ 9,750.00

APPROVED  
*[Signature]*