



# *Economic Development Commission*

*Town of Bethel, Connecticut*

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

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## **MINUTES OF PUBLIC HEARING & SPECIAL MEETING**

Wednesday, September 24, 2014

7:00 p.m.

CJH Municipal Center – Meeting Room “A”

**PRESENT:** Michael Boyle, Chairman, Noel Gill, Jay Streaman, Bonnie Brown, Roy Steiner and Kevin McMahon. Also in attendance was Janice Chrzescijanek, Economic Development Director.

Michael Boyle opened the Public Hearing at 7:00 p.m. and explained the purpose of this evening's Public Hearing as the opportunity for the public to offer comments on the proposed revisions to the Rules & Regulations.

### **PUBLIC COMMENTS:**

Kirk Klinick – owner, 5 Second Lane. Among other comments offered concern about adding restrictions for future use and sale of businesses, would like more definition on permitted uses, i.e. distribution center, outside storage.

John Silvia, Danbury asked about the expansion of the park. Michael Boyle explained that tonight's Public Hearing's purpose was the rules & regulations not the expansion.

Alex Wolk, 21 Clarke Circle: Among other comments, questioned the enforcement authority, impact of rules on future businesses.

Pat Rist, Shelter Rock Road – Among other comments offered that the 30 year duration may be too long. P&Z plan of development is every 10 years.

Katherine Grant, Quaker Ridge: Among other comments offered that she was unaware that Clarke Park permitted uses were different than P&Z IP Permitted Uses, EDC ordinance says nothing about Clarke Park

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Paul Sullivan, Owner, DCG: Among other comments offered concern about changing the rules, wondered about grandfathering things in, definitions of hazardous materials.

Mark Guss, Owner, Bethel Power: Among other comments, offered that the sizes of broker/for sale/lease signs should be smaller, should have a directory sign, wondered about the definition of "distribution center" as there are already distribution centers in the park, wondered about the definition of hazardous storage.

Senator McLaughlin: Among other comments, offered that when it is time for expansion discussion, he'd like to see a dialog with the Danbury neighbors.

Peter Olson, Attorney for Monocrete: Among other comments, offered that he believes the Economic Development Commission has no power to change the Rules & Regulations, takes away Planning & Zoning's ability to zone, Economic Development Commission is sole arbitrator, Economic Development Commission can't impose additional regulations and can't limit use of future use, Attorney Olson presented the Commission with a letter containing his comments and concerns.

Robert Legnard, Evergreen Drive (P&Z Member), Among other comments, offered that the regulations should be compatible with P&Z; they have an appeal process, these proposals are too restrictive.

Paul Antonelli, Jacob's Lane: Among other comments, offered that a crematorium emits toxic chemicals, permitted uses allow for "family friendly" businesses but there would be dangerous toxins in the air from hazardous materials, urged Economic Development Commission to consider the residents, a crematorium would deeply affect the residents.

Shawn McLoughlin, Owner, Monocrete: Among other comments, offered that P&Z has approved text amendment to allow crematorium's in an IP zone, the Economic Development Commission's regulation's do not, suggested letting park owners decide,

Shelby McLoughlin, Owner, Monocrete: Among other comments, doesn't like that the Economic Development Commission is the sole arbitrator, wondered why Economic Development Commission has to have regulations – why can't the P&Z regulations be used, as a business owner, does not want major

restrictions on use of their own land and expressed concern over regulations on outside storage.

Paul Szatkowski, Winthrop Road (Selectman): Among other comments, offered that Economic Development Commission is supposed to grow the town, believes Economic Development Commission should hold another Public Hearing, and should coordinate revisions with the Plan of Development (which is done every 10 years).

Chip McLoughlin, Owner, Monocrete: Among other comments, doesn't like that an unelected board oversees the park, wants another public hearing after the rules are revised to give them another opportunity to discuss revisions.

Tom Lockwood, 17 Trowbridge Drive: Among other comments, expressed concern about future impact to existing businesses.

Charles Reive, 16 Clarke Circle: Among other comments, offered concern about Economic Development Commission being the sole arbitrator regarding rules and questioned the special permit.

General discussion took place with people offering comments ranging from outside storage, purpose of regulations, nature of the proposed permitted uses, etc.

The Public Hearing was continued to an unspecified date.

**Call to order:** Michael Boyle called the special meeting into session.

Michael Boyle congratulated Janice Chrzescijanek for her efforts in helping Bethel obtain a grant in the amount of \$290,149 to improve the town's commercial center; the project is to include new sidewalks, accessibility ramps, signage, streetscape, and safety improvements and will create a walk able and ADA compliant downtown by improving public safety and pedestrian access, creating a community gathering place, and increasing recreational opportunities.

### **Economic Director Report:**

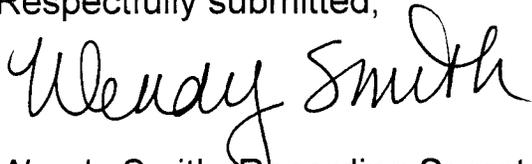
Janice Chrzescijanek reported on a number of activities, including meetings with the downtown and Clarke advisory committees. EPIC Driving School is a new business in town. She continues to meet with local business owners and

promotes educational workshops. Paperwork was sent back to the state DECD for the expansion grant.

**Invoices:** Kevin McMahon made a motion, which was seconded by Jay Streaman, to approve invoice # 14-09A dated September 3, 2014 and invoice #14-09 dated September 2, 2014 for the total amount of \$3,086.11 to Attorney Martin Lawlor for legal services. Vote, all in favor, motion unanimously approved.

**Adjourn;** As there was no further business on tonight's agenda, Jay Streaman made a motion, which was seconded by Bonnie Brown, to adjourn the meeting at 8:55 p.m. Vote, all in favor, motion unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Wendy Smith". The signature is written in black ink and is positioned above the typed name.

Wendy Smith, Recording Secretary