

Economic Development Commission

Town of Bethel, Connecticut

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

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MINUTES OF PUBLIC HEARING & REGULAR MEETING

Wednesday, November 19, 2014

4:00p.m.

CJH Municipal Center- Meeting Room "A"

PRESENT: Michael Boyle, Chairman, Jay Streaman, Bonnie Brown, Roy Steiner Sharron Straiton & Kevin McMahon. Also in attendance was Janice Chrzescijanek, Economic Development Director & Martin Lawlor, Town Attorney.

Michael Boyle opened the Public Hearing up at 4:00 P.M. and explained the purpose of the meeting was to continue discussion from the Public Hearing on September 24, 2014.

PUBLIC COMMENTS:

Paul Sullivan, DCG. Had concerns with Section 2, Prohibited or Restricted Uses- 2) Storage or on-site disposal of hazardous waste, whether temporary or permanent. He felt the statement was too vague and needed to be defined better.

Jerry Polenzo, DCG also had concerns with Section 2. 2 and asked that "temporary" either be defined or eliminated.

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Paula Antolini, Jacobs Lane: Among other comments thanked the Economic Development Commission for their hard work.

Shelby McLoughlin, Mono-Crete Step Co: Among other comments asked for further clarification on "Permitted Use" section- Archives, "Prohibited or Restricted Uses", "Creating a health hazard", "Development Controls", "Term, Termination & Modification", "Sold as Non-conforming" & "Economic Development Commission Right of 1st Refusal". She also thought that businesses had to comply with state and town regulations and questioned why further reports were needed by the Economic Development Commission.

William Jones, Cooper Brook LLC. : Shared a letter from Keir Kleinknecht of 5 Second Lane LLC, Mr. Kleinknecht was discouraged that 5 Second Lane LLC was not notified of the new proposed changes. They were not contacted about the time and date of meeting. Along with other concerns William referenced Section I "General Provisions" & Section III "Prohibited or Restricted Use",

Paula Antolini, Jacobs Lane: Among other concerns stressed the importance of safety for businesses and residents of Bethel. She also didn't think people should question power of EDC after 30 years.

Kevin Dee, Bethel Power Equipment: He thinks that "hazardous materials" needs to be eliminated or clarified before anything is signed.

Peter Olson, Attorney Representing Mono Crete: He stated that EDC is not operating as government. They do have the right to modify but not restrict. He made references to Section 2 F) "Permitted Uses Section" These items are already regulated and EDC should not attempt to over ride them. Felt that using the term "health hazard" is vague and can easily be abused. He thanked the board for deleting a paragraph in Section 10 and questioned the need for paragraph 4 in Section 11. He also commented that nothing states that the EDC holds meetings and suggested updating language.

William Jones, Cooper Brooks LLC: Questioned the concept of "Grandfathering" a business and how it will work with the Town using its right to purchase the business.

Kitty Grant, Oak Ridge Drive: Questioned the process between PUC and EDC. When business prospects are going through the process do they meet with EDC or PUC initially. She also questioned why there was not a draft of the new regulations online before the meeting to review.

Marty Lawlor explained the rules of the EDC have existed for the last 30 years and they coincide with the PUC. Property owners agree to the deed, rules and regulation when they purchase the land.

Chip McLoughlin, Mono-Crete: He stated that his family bought into the park under certain regulation and now the regulations are changing. He acknowledged they were small changes but could expand in the future. He also stated there was nowhere to go for an appeals process.

Roy Steiner: explained that the attempt of the EDC was to give more lead way with the changes. The commission was trying to use what they had and clean it up.

Shelby McLoughlin, Mono-Crete: commented that P&Z is an elected board but the EDC is an appointed board and she does not agree with that and she would like to see another draft and meet again. Mike Boyle said they would consider the changes and move forward.

Paul Sullivan, Clark Park: asked for clarification with the description of Industrial Park and Business Park.

Bob Legnard, Evergreen Drive: Stated that EDC should not do P&Z job and further restrict businesses in Clark Park. Leave usages to P& Z and focus and maintenance of Park.

Kevin Dee, Bethel Power: Requested another meeting.

Paula Antonili, Jacobs Lane: Stated that no one was trying to prevent businesses from opening but a business must meet certain perimeters.

Kevin Deed, Bethel Power: Questioned "First Right of Refusal" & definition of "hazardous waste"

Chip McLoughlin, Mono-Crete: Requested another meeting.

Mike Boyle made a motion to adjourn meeting, Kevin McMahon made motion and Roy Steiner second motion. Meeting adjourned at 5:05

Shawn McLaughlin, Mono-Crete: Along with many other members asked that the meeting be held open.

CALL TO ORDER: Michael Boyle called the meeting to order at 5:13 P.M.

Mike Boyle made motion to approve minutes, seconded by Jay Streaman. Vote, all in favor, minutes approved unanimously.

Sharron Straiton requested that further discussion from the Public Hearing be allowed and asked that after the Board has an opportunity to review the notes and changes requested that

another Public Meeting be held in a couple weeks. Other members on the board also shared that the EDC is a Pro business group and that many of the items need to be revisited but that purpose of the Commission and the Rules and Regulations are to support the Businesses.

Economic Director Report:

Janice Chrzescijanek reported on a number of activities including the Bethel Arts Committee. She shared that an Art Space is opening on Greenwood Ave, an Imagination Artwalk was displayed in October and a fundraising event was held in November. She continues to meet with local business owners and is in process of putting the business directory on the website. Janice introduced plans for the new business, Connecticut Coin. A motion was made by Mike Boyle, seconded by Roy Steiner. Vote, all in favor, motion unanimously approved.

NEW BUSINESS:

Martin Lawlor introduced a letter of correspondence between himself and the Economic Development Commission on the Rights and Authority of the EDC.

INVOICES: Mike Boyle made a motion, which was seconded by Jay Streaman, to approve invoice # 69447 dated November 11, 2014 in the amount of of \$9,750.00 to Milone & McBroom. Vote, all in favor, motion unanimously approved.

ADJOURN: As there was no further business on tonights agenda, Bonnie Brown made a motion, seconded by Jay Streaman to adjourn the meeting at 5:40. Vote, all in favor, motion unanimously approved.

Respectfully Submitted,

A handwritten signature in black ink that reads "Dionne Craig". The signature is written in a cursive, flowing style.

Dionne Craig, Recording Secretary