



Town of Burlington

**TOWN OF BURLINGTON, CT
MINUTES OF MEETING
ECONOMIC DEVELOPMENT COMMISSION (EDC)
MONDAY, JUNE 11, 2018 AT 7:00PM
BURLINGTON TOWN HALL – SENIOR CENTER**

- I. Call to Order: The meeting was called to order at 7:01 p.m. In attendance were Michael Androw, Kevin Bair, Arthur Funk and Tod Kallenbach. Guests were Jon Crane, Burlington Land Trust/Whigville Preservation Group; Richard Miller, Chairman, Planning & Zoning Commission; Ted Shafer, First Selectman; Jordan Tonn, Tonn's Orchard
- II. Public Comment: Crane stated that he was attending to offer support for Jordan Tonn's presentation and to hear the Plan of Conservation & Development project update.
- III. Review/Approve minutes of May 14, 2018 meeting: The minutes were amended to correct a misspelling. The amended minutes were approved by Androw, Funk and Kallenbach; with Bair abstaining because he did not attend the May 14 meeting.
- IV. Guest: Jordan Tonn, Tonn's Orchard: Tonn discussed the 50-year history of his family's orchard and farm stand located at 418 Milford Street, and his plans to build a new farm store on the property. The new building would be approximately 32' x 42', 1.5 stories, post-and-beam barn style, with approximately 1,000 square feet of retail space. The current zoning regulation that applies to the property (zoned as mixed-use farm and residential) limits retail space to 200 square feet or less, and Tonn stated that this size would be insufficient for the business needs, unless the additional retail space is qualified as "farm accessory". Miller stated that Tonn had met with Town Planner Abby Conroy and presented his plan to the Planning & Zoning Commissions and was advised to present to EDC as well. Shafer stated that he would assign Marty Conner, consulting town planner, to work with Tonn on developing a formal application. EDC offered its support in finding an appropriate solution with the Town that will enable Tonn to apply for up to \$50,000 in matching funds grant from the Connecticut Department of Agriculture. Kallenbach will write a letter of recommendation from the EDC.

V. Updates:

- a. Farmer's Market opportunities and Tavern Day: Kallenbach provided updates that the Tavern Day planning committee is seeking to add a farmers market feature to the September 16 event and this would provide a high-traffic opportunity to test the viability of reinstating a farmers market in Town. Tonn expressed interest in participating, and stated that the farmers markets in neighboring towns (including Avon, Collinsville and Torrington) are successful and have limited availability for additional farms to participate. Crane added that other Burlington farms would have interest, considering the Town has 44 farms on 500+ acres qualified under Connecticut Public Act 490 (Land Use Value Assessment Law for Farm Land, Forest Land and Open Space Land). Shafer stated that the Town Hall would provide a good potential space for a seasonal farmers market, considering its central location with access to/from Route 4, and parking lot space. Shafer added that he would convene a meeting for interested participants. The group suggested that communications support from the Town, including promotion through the Library and email lists would be helpful for attracting residents to support the farmers market.
- b. Plan of Conservation & Development update and EDC consulting opportunities: Kallenbach and Shafer reported that fact-finding discussions were had with the Northwest Hills Council of Governments (of which Burlington is a member town) and their consulting firm Goman + York regarding their professional opinions/options for providing assistance to the Town on economic development planning, including the State-required update to the Plan of Conservation & Development due in 2019.

VI. Updates on business/property developments: Shafer reported that Michael Garceau recently purchased the Burlington Green Shoppes & Offices at 258-260 Spielman Highway. Garceau additionally owns the Apple Hill Commons at 9-11 Covey Road. Shafer also reported that a new business, Farmers Insurance/Shepherd Insurance Agency (David Shepherd) has opened in the Apple Hill Commons

VII. Adjourn: The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Tod Kallenbach – Chairman, Burlington EDC