



Town of Burlington

**TOWN OF BURLINGTON, CT
MINUTES OF MEETING
ECONOMIC DEVELOPMENT COMMISSION (EDC)
MONDAY, JANUARY 13, 2020 AT 7:00PM
BURLINGTON TOWN HALL – SENIOR CENTER**

- I. Call to Order: The meeting was called to order at 7:00 p.m. In attendance were Kevin Bair, Sharon Farmer, Tod Kallenbach and Vince Lambri. Also in attendance were First Selectman Ted Shafer and Planning & Zoning Commission member John Parente.
- II. Public Comment: Shafer and Parente stated that Pranav Patel, owner of Burlington Spirit Shoppe and Center Spirit Shoppe in Collinsville, has presented a development plan to the Planning & Zoning Commission. He recently purchased a parcel of land at the intersection of Spielman Highway and Library Lane in the Central Business Zone from Johnnycake Properties and plans to construct two buildings with commercial and residential mixed use. One building would potentially be occupied by a wine and liquor store (transfer of the Burlington Spirit Shoppe license) on the ground floor with apartment unit(s) above; the other building would potentially be occupied by a food/convenience market on the ground floor with apartment unit(s) above. Shafer also outlined a potential plan to extend the sidewalk and streetscape along Route 4 in the Central Business Zone from the intersection with Library Lane to the Burlington Commons shopping plaza at the intersection with Route 69. This project would potentially be partially funded with State of CT grants, including a \$350,000 Connecticut Community Connectivity grant already awarded and a new round of Small Town Economic Assistance Program (STEAP) grant application funds just announced. The Milone & MacBroom civil engineering and landscape architecture firm (designers of the first phase) will be producing a design plan for the sidewalk expansion of approximately 1,100 linear feet.
- III. Review/Approve minutes of December 9, 2019 meeting: The minutes were approved by Farmer, Kallenbach and Lambri; with Bair abstaining because he was not in attendance at the December 9 meeting.
- IV. Nomination of officers for 2020: Kallenbach was nominated by Lambri as Chair, seconded by Bair and Farmer, and he accepted the nomination. Bair was nominated by Kallenbach as Vice Chair, seconded by Farmer and Lambri, and he accepted the nomination. Kallenbach was nominated by Lambri as Secretary, seconded by Bair and Farmer, and he accepted the nomination.

- V. Home-based businesses discussion: Kallenbach reported on follow-up discussions held with CERC economic development consultant Sadie Colcord and Assessor Beth Paul regarding the proposed plan to allow home-based businesses in Burlington to have small mailbox signs that identify their businesses. Colcord, as well as Parente, suggested that EDC request to include presentation and discussion of the proposed plan and research (developed by Farmer) on a P&ZC meeting agenda soon. Paul will be providing a business contact list from the Town property tax rolls if/when the P&ZC agrees to amend the signage regulations to include this signage opportunity for home-based businesses.
- I. Updates on business/property/community developments: EDC reviewed a report from consultant Colcord summarizing her activities during the month of December, which included meetings with several local business and commercial property owners with current and prospective sales/development opportunities. Kallenbach reported that the State of CT DEEP recently awarded an Open Space and Watershed Land Acquisition grant of \$850,800 to acquire 63.9 acres of the Pigeon Hill property located in the Town of Burlington and City of Bristol. (From the State announcement: "This is a collaborative project between the City of Bristol and the Environmental Learning Center. Upon project completion, the City of Bristol will own 35.6 acres located in Bristol and the Environmental Learning Centers of Connecticut will own 28.3 acres located in Burlington. The property is made up of a 45-acre mature, mixed hardwood forest, 9 acres of fields, a 0.6- acre pond, and a glacial esker the runs along the western edge of the property. A 304-acre Aquifer Protection Area, owned by the City of New Britain, is located less than 600 feet past the property's southern boundary. Directly west of the property is The Barnes Nature Center and Seymour Park. Roughly 15 acres of the property are made up of statewide important soils."). Kallenbach also reported that the Tavern Day planning committee was scheduled to hold its first meeting on January 16 to begin planning the 2020 event, and that he would be polling the Farmers Market participants from 2019 this month to learn of their interest in participating again in summer 2020.
- II. New Business: Farmer and Lambri presented a "Taste of Bristol" restaurant discount promotion and civic fundraising program developed by Bristol's West End Association of businesses. They recommended a similar program be developed to support Burlington's dining and agri-tourism establishments, as well as a local youth organization that would be interested in selling the discount coupons to local residents for a nominal fee as a fundraising opportunity for their organization. Kallenbach suggested that a potential list of participating businesses and organizations be discussed at the next EDC meeting scheduled for February 10.
- III. Adjourn: The meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Tod Kallenbach – Chairman, Burlington EDC