



# Town of Burlington

## **MINUTES OF MEETING ECONOMIC DEVELOPMENT COMMISSION (EDC) MONDAY, SEPTEMBER 14, 2020 AT 7:00PM**

### Zoom Meeting

- I. Call to Order: The meeting was called to order at 7:05 p.m. In attendance were: Michael Androw, Kevin Bair, Tod Kallenbach, David Wrabel, and First Selectman Ted Shafer.
- II. Public Comment: There were no members of the public in attendance.
- III. Review/Approve minutes of July 13, 2020 meeting; note: the August 10 meeting was cancelled due to the storm/power outage. The July 13 meeting minutes were approved by Androw, Bair and Kallenbach. Wrabel abstained, as he did not attend the July 13 meeting.
- IV. Discussion: WiFi service in Burlington. EDC held a general discussion about the availability, reliability and quality of WiFi service in Burlington in regard to increased usage from more residents (and students) working from home due to the current health crisis, as well as the continual growth of home-based businesses in Town. EDC members felt that residential WiFi service in Burlington is presently adequate (notwithstanding utility outages from the August storm). Bair reported that he attended the July 15 board meeting of the NWCT Economic Development Corporation, and they continue to prioritize efforts working the NorthwestCT organization to advocate for fiber optic cabling on utility poles throughout the region, where lack of WiFi is prevalent in the more rural towns. Shafer reported that, although the Town does not have public WiFi, the Region 10 Schools, Burlington Public Library, and Burlington Public Safety departments are connected with fiber optic cabling. EDC will continue to monitor private business/residential demand for WiFi/fiber and work through the NWCT Economic Development Corporation on this matter.
- V. Updates on business/property developments: Shafer reported that the Town has reached a purchase and sale agreement with Cardinal Investment Group, LLC and The Windsail Group, LLC (Dwight Harris, Manager and Agent) to purchase four acres of undeveloped commercial property (Central Business Zone) on Library Lane, adjacent to three acres of undeveloped property that the Town already owns.

The purpose of the Central Business Zone as stated in the Town Plan of Conservation and Development (updated in 2020) is “to establish a central shopping district consisting of larger stores and satellite shops for the convenience of shoppers, and to encourage the development of business by consolidating individual parcels of land into a total integrated plan. This zone is intended to be primary retail sales and service areas in the community, focusing and expanding upon the historic and commercial center of Burlington.” The agreed-upon sale price for the four acres is \$400,000 (\$100,000/acre) with contingencies including an appraisal (completed) and phase one environmental study report (due November 7). A 1.25 acre parcel of the Cardinal/Windsail property on Library Lane with frontage on Spielman Highway was sold last year to Pranav Patel with the intention of constructing two buildings having commercial and residential mixed use. Patel’s plan includes one building to 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. The purchase and sale agreement with the Town for the remaining four acres has tentative approval from the Board of Selectmen (BOS) and Board of Finance (BOF) to utilize funding from the Town reserve for land acquisition (which presently has \$435,000) under the State of Connecticut Executive Order which allows for municipal purchase of property for commercial development with no further taxation of residents. The BOS, BOF and EDC agree that the Town land purchase will advance the recommendations for development of the Central Business Zone that were established by the ad hoc Burlington Village Center Plan of Development Committee in 2012-2013. Shafer stated that next steps of the process are to publish the purchase and sale agreement on the Town website, send an informational postcard to Town residents, and work with EDC to schedule and host public videoconference Q&A sessions. The sales agreement stipulates a closing date by December 15, 2020.

VI. New Business: none discussed

VII. Adjourn: The meeting was adjourned at 8:25 p.m.

Respectfully submitted,  
Tod Kallenbach – Chairman, Burlington EDC