

**TOWN OF FARMINGTON, CT  
ECONOMIC DEVELOPMENT COMMISSION  
June 10, 2015**

DATE: Wednesday June 10, 2015

TIME: 6:30 P.M.

PLACE: Town Council Chamber

**AGENDA**

- A. Call to Order
- B. Public Comments
- C. Reading of Minutes.
  - i. May 13, 2015 Economic Development Commission Meeting.  
(Attachment 1)
- D. Town Planner's Report (Attachment 3)
- E. Economic Development Director's report (Attachment 2)
- F. Town Council Liaison Report, Mr. Jeff Apuzzo
- G. Old Business
  - i. May 20, Business Breakfast recap
  - ii. CEO Breakfast Fall 2015
- H. New Business
  - i. 2015 Flower Program
  - ii. Schedule a special meeting for a presentation by Centerplan Companies, concerning the redevelopment of the Charles House Property

cc: Economic Development Commissioners  
Kathleen A. Eagen, Town Manager  
Paula Ray, Town Clerk  
Deb Bull, Administrative Assistant (by e-mail)  
Jeff Apuzzo, Town Council Liaison

**TOWN OF FARMINGTON, CT**  
Economic Development Commission  
May 13, 2015

**Present:**

Augusto Russell  
Jeff Apuzzo  
Dan Kleinman  
Robert Reeve  
Joe Howard  
Brian Connolly  
John Karwoski

**ABSENT**

Joan Valenti

**Staff:**

Rose Ponte

**A. Call to Order.**

- a. The Meeting was called to order by Augusto Russell at 6:30 p.m.

**B. Public Comments.**

- a. N/A

**C. Approve the March 18, 2015 (attachment 1 )**

- a. A motion was made and seconded to accept the March 18, 2015 minutes. (Howard /Reeve).

**i. Approved Unanimously**

**D. Town Planner Report**

- i. N/A**

**E. Economic Development Director's monthly report**

- a. Rose reviewed her monthly report and spoke about the upcoming business breakfast. It will be held on May 20 at the Farmington Club and will feature Mr. Michael Freimuth, executive director of the CRDA. She anticipates about 125 attendees. Rose also reminded the commissioners of the Farmington Chamber of Commerce annual dinner. Apricots restaurant will be awarded the Distinguished Business of the Year, UVIA will be awarded the community award and Hartford Healthcare will be awarded the new business of the year award. The dinner will be held on May 27 at the Farmington Club.

**F. Town Council Liaison Report**

- a. Mr. Apuzzo gave a general update of Town Council items. They included the annual budget, pension fund performance, the Memorial Day parade, relay for life and the new fire training facility.
- b. Mr. Apuzzo also shared the Council's concern over the proposed SB #1 bill: An Act Concerning Tax Fairness and Economic Development. The Town Council sent a letter to Farmington's legislators voicing their

concerns. EDC commissioners also voiced concerns. Rose will draft a letter and Augusto will review and send on behalf of the EDC.

**G. Old Business**

**a. Marketing Plan 2015**

Commissioner Connolly reported that the committee met last month, and one of the first steps they will institute is to issue press releases highlighting new business openings, business breakfasts and any other positive EDC activities. The committee will continue to meet to refine future steps.

**b. CEO Business Breakfast Fall 2015**

The commissioners discussed the fall breakfast. Commissioner Reeve has secured Peter Holland from UTC. Although this breakfast was first planned as a CEO panel discussion, the Commissioner decided that one CEO at a time would work best because of time constraints and also to give each large company the appropriate time and focus.

**H. New Business**

**a. Agenda Packet Mailings**

Meeting information packets have been emailed and mailed to each commissioner. In an effort to save postage and work more efficiently the commissioner decided that emailing the information and having hard copies available at the monthly meetings would be better.

**I. Adjournment**

a. A motion was made and seconded (Howard / Kowalski ) to adjourn the meeting. Meeting was adjourned at 7:30. PM

**i. Approved Unanimously**

Respectfully Submitted,

Rose Ponte  
Economic Development Director

CC: EDC Members  
Kathleen A. Eagen, Town Manager  
Paula Ray, Town Clerk  
Deb Bull, Administrative Assistant

**Report of the Economic Development Director  
May 2015**

**Business Visits:**

During the month of May I met or visited with

1. Ron Dressner, Lisa Rivers, DOT FASTRAK Staff
2. Scully, Nicksa and Reeve Partners
3. Bill Mascetti, Principal of ACG, North America Inc.
4. William Harding, Principal FIP Construction
5. Silvey Binette, Farmington Preschool
6. Tom Burmeister, Profit Miners
7. Sebby Milano, Winterberry Gardens
8. Viviana Pinhasi, owner of Culteava
9. Jay Johnson, Farmington library
- 10 Nancy Stamler, Front Row Restaurant
- 11 Richard Korris, F8 Properties
- 12 Shore Padrah, Epitogenesis Inc.
- 13 Paul Parker, UCONN incubator Program
- 14 Lou Parillo, EDD Southington
- 15 Barry Perhac and Jim English, Wells Fargo
- 16 Heather Grahling, Vivid Hue Home Grand Opening

**EDC Events**

May 20<sup>th</sup> Business Breakfast, Mike Freimuth was the featured speaker.  
125 attendees.

Grand Opening of Scene Art Bar in Unionville, CT.

Flower Baskets installation

**Partnerships Events and meetings**

CEDAS Monthly Board Meeting

Farmington Rotary weekly meeting

Chamber Monthly Executive Board Meeting

Chamber Monthly Board Meeting

Connecticut Council of Women Spring Luncheon

CERC site finder Annual Conference

UCONN Incubator Seminar on financing new startups

UVIA Community informational meetings for Charles House Property

Chamber Annual Dinner

**Publications and Communications**

Spring E-Blast Newsletter

May Business Breakfast E-Invite Reminder

MEMORANDUM  
FARMINGTON PLANNING AND ZONING DIVISION

TO : Economic Development Commission

FROM : William Warner, AICP Town Planner

DATE : May 11<sup>th</sup> , 2015

RE : Planners Report – May 2015

UPDATES HIGHLIGHTED AND UNDERLINED

UNIONVILLE:

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5-55 Mill Street -

Revitalization and change of use for Buildings B and C. Apartments are complete and potential tenant for commercial building. PZ approved art gallery with license to sell and serve wine. Art gallery is ready for CO. Have met with developer to discuss final work to issue CO for entire building. New Tea Shop has signed lease and work has commenced.

Charles House Property –

Meeting held with new developer who is in communication with owner. Remediation \$7 million plus land acquisition to cover owners costs to date complicate the redevelopment. New developer extremely well qualified. Developer is having a new site plan prepared that would allow project to move forward with no public subsidy. Developer working closely with UVIA to perfect the architecture and design. Developer ready for initial reviews working on traffic impact study. Very interested in presenting to EDC. Increases in taxes and construction jobs are very significant. Developer had very positive informal review with Planning and Zoning Commission. Has retained local Atty. Hoheb. P&Z will be retaining 3<sup>rd</sup> party review consultant to double check developers work with regard to environmental and traffic. I am currently seeking quotes. Public meeting with UVIA is May 27<sup>th</sup> at the Community Center.

Melrose and Bridgewater –

New signs approved with entirely new theme and design, construction began before snow. New signs include requirement that building signs be removed. Meadow Restaurant unanimously approved. EDC member Joe Howard appeared and was very helpful in securing approval. Interior demolition has begun. Work continues on Meadows Resturant.

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**FARMINGTON:**

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**Metro Realty – MOC Zone Campus Development (Farmington Ave / Birdseye Rd)**

Developer has acquired and demolished residential properties between Birdseye Road and the new medical building at 505 Farmington Avenue. Plans for a new medical building have been prepared and are being reviewed by engineering. Plan or for another 20,000 sq.ft. medical building fronting on Farmington Ave. is fully approved and going to state for traffic permit. **A few meetings in April with Metro As they seek additional parcels of land for medical development.**

**1141-1145 Farmington Avenue – The “Temple”**

Site work and steel frame underway and is anticipated to be completed by December 2015. Building permit issued for single family house on property as approved by PZC. **Architect presented modifications to PZC to defer construction of house and other landscape issues. PZC formally approved modifications. Utility lines underground. Next step is to energize and remove above ground wires. This will make a dramatic difference in the corridor..**

**Colt Highway**

120-unit upscale apartment complex by Metro Realty moving forward quickly. **All buildings have been CO'ed and are occupied. Bond for completion of improvements submitted.**

**Farmington Village**

A new zoning designation was approved for the north side of Farmington Avenue roughly between Route 10 and High Street. This new zoning district will permit mixed use development with more liberal coverage and setback standards. The zoning is an indication that the Plan and Zoning Commission would like to see the area revitalized with a high quality mixed use development.

The former Chuck's Steakhouse building and property. The developer is proposing to raze both buildings on the site and to replace them with a 12 unit residential building on the former Chuck's Steakhouse footprint with under building parking and a bank building up by Farmington Avenue. Placing the bank building closer to RT 4 is good design and will help enclose the streetscape. The developer for the Chucks site requested and PZC approved a 2 lot subdivision and zoning text amendments to help facilitate their development.

The delay in the backage road proposed by DOT provides the Town with an opportunity to develop a plan for the area in accordance with the new regulations and to incorporate what this first developer is proposing. A new group Preservation NOW has been formed among many residents and institutions in the area to advocate for a plan for the area.

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A new committee, which includes the EDC Chairman, will be working with the community to develop a Farmington Center plan so that the town will be prepared to facilitate the development of the Parsons property and guide private development of surrounding parcels. Consultant selected and Planning workshops going forward on March 26<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup>.

**Workshops very well attended draft report in hand and will be made public very soon. Report includes critical next steps.**

### **Brickwalk Shops**

The Brickwalk Shops and 763 Farmington Avenue have been rezoned to the Farmington Center Zone at the property owner's request. This shows the value of flexible mixed use zoning. The new building at Brickwalk is nearing completion. 763 Farmington Ave has been fully approved for demolition and replacement with a new colonial building which will house a Berkshire Bank branch. **Brickwalk Shops and town settled the violations with payment of a \$14,000 fine, \$30,000 bond to insure completion of improvements. Fine was calculated to offset rent being collected.**

### **1 Waterville Road**

Developer indicates DOT approval is nearly complete. TD Bank North no longer interested. Owner indicates they have no tenant. Building is quickly becoming blighted. Owner will cut back over growth, fix retaining wall and demolish significant portions of building to avoid being placed on blighted structures list.

Very positive meeting with the owner/developer on September 25<sup>th</sup> regarding options to rework the plan so as to preserve the character of Farmington Village. Again, the developer will be seeking a rezoning to take advantage of the Farmington Center mixed use zone. Nice mixed use plan much more appropriate for Farmington Center, architect preparing renderings and has presented to neighborhood group.

### **801 Plainville Avenue**

An application has been received and fully approved for construction of a 7,000 square foot medical office building. Applicant now must receive state DOT approval and building permit. Applicant recently removed a full dumpster of bulky waste and anticipated a spring 2015 start date.

### **99-101-111 Scott Swamp Road**

Final site plan approved by TPZ on March 24. DOT has approved and conservation easements filed.

Building permit issued and site work has begun. **Buildings framed and enclosed. Very attractive building for the site. Landscape modifications approved subject to my final review.**



**2 Batterson Park Road**

Conversion of this general office building to a medical office building for The Center for Advanced Reproductive Services currently housed at the UConn Health Center campus.

**Certificate of Occupancy issued. Ribbon cutting took place. Rose and Kathy attended.**

**65 Spring Lane**

Northeast Riggers from Plainville purchased of 65 Spring Lane. The plan is to relocate their operation to Farmington and possibly construct a new building on the site or a subdivided portion. There will be renovations made to the existing building as well.

Renovation plans approved pulled building permit.

**The Exchange**

Plans are approved. The use is a new restaurant to be located in former space of Japanica. These plans include a new dining patio area. **Building permit issued work progressing nicely. I was at site last week discussing signage. Unique building needs unique signage.**

**1810 New Britain Avenue**

**New food microbiology lab moving into this vacant warehouse building.**