

**ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 7, 2013  
7:00 P.M., UPSTAIRS FOYER**

**MINUTES**

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**Note: These are summary minutes. A tape recording of this meeting is on file in the Commission Secretary's Office in the Wolcott Town Hall.**

**REGULAR MEETING**

**I. CALL TO ORDER, ROLL CALL**

Chairman Chris O'Brien called the Regular Meeting to order at 7:04 p.m. with the Pledge of Allegiance and attendance was taken.

**MEMBERS PRESENT:** Terry Mulhall, William Evans, Steve Bosco,  
Chris O'Brien

**MEMBERS ABSENT:** Robyn Mazas

At this time Chairman O'Brien stated that members Adam Hadir and Edwin Rodriguez have resigned from this Commission.

**II. APPROVAL OF MINUTES:**

Upon **MOTION** by Steve Bosco, seconded by William Evans, it was unanimously voted to **APPROVE** the minutes of the October 9, 2012 Rescheduled Regular Meeting.

Terry Mulhall abstained due to absence.

**III. CORRESPONDENCE**

Chris O'Brien said the only correspondences were the two resignation letters received and the information regarding C-PACE which will be discussed later during this meeting.

**IV. PUBLIC REQUESTS**

There were no Public Requests at this time.

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**V. SUB-COMMITTEE REPORTS**

There were no Sub-Committee reports at this time.

**VI. OLD BUSINESS**

**1. WhyWolcott.org Website**

Chris O'Brien said he purchased the domain for \$85.00 last month and submitted it to the Finance Dept. and it took a while but finally did come through. He said we should look at it before next yearly renewal to see if the fee can be lowered.

**VII. NEW BUSINESS**

**1. C-PACE**

Chris O'Brien said this is the clean energy investment program that he discussed with the Mayor. Chris said this program is a loan from the State which goes through the Town (and is available) for businesses consisting of a certain size if they are looking for a loan for such. He said actually there is no minimum size but it is recommended the building be a certain square footage that is fairly large. He said any business that wants to look at their energy program and wants to invest money into it this is a loan that they can take out to renovate and achieve some savings. He said the loan would be paid back through the town which is why it is coming through us and then through the Town Council. He said he asked the Mayor if the Town Council has looked into this yet and was told no so Chris said he will check with Dave Valletta to see if he would put it on the (Town Council) agenda this month. Chris O'Brien said we do not have to take any action on this, it is more informational, since he thinks this commission will be the ones promoting it. He said there is no cost to the town but there is a slight cost to the business wanting to take the loan out and will be repaid through their tax bills. Terry Mulhall said this is in addition to the power company rebate programs that are also available to them and Chris stated yes.

Chairman O'Brien said he wanted to add something to the agenda tonight regarding a zoning regulation review committee.

Upon **MOTION** by Steve Bosco, seconded by Terry Mulhall, it was unanimously voted to **ADD** to the agenda (under New Business) discussion on a Zoning Regulation Review Committee.

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**2. Zoning Regulation Review Committee**

Chairman O'Brien said he spoke with Ray Mahoney, Chairman of Planning and Zoning Commission and the Mayor last month about this and said it has been over 13 years since the regulations have been adopted. He said they haven't really talked about the structure of this committee but would like to have a few people from this commission and planning and zoning to look at the regulations and meet when they can to discuss any suggestions or ideas (for changing regulations) such as parking space requirements, if they are appropriately written, and if there are any other regulations that need to be looked at. Steve Bosco said to find out what they (P&Z) are planning to do because only the zoning commission can change the regulations and in the past the planner and engineering consultant would review and suggest any changes then public hearings are required by law and exactly what role would our committee would have in this. Chris said he will look into it again with Ray Mahoney and discuss again at the next meeting.

**VIII. UPDATE ON WOLCOTT BUSINESSES**

Chris O'Brien said there was an article in the paper a few weeks ago about various businesses moving into town. He said he spoke with John Cummings who is opening the bakery next to the Print Shop. He said he is hoping to do a soft opening within the next couple weeks. Chris O'Brien said there is also a brewery and a new gym opening soon and a pizza restaurant recently opened on Meriden Road. It was requested that a copy of the permits for new businesses be given to the members.

Steve Bosco said part of the frustration is that as a small town we do not have a staff that goes out to promote businesses to bring them into town, and we never will because we do not have the budget for it. He said the only way that we can be effective is to find one thing to become this Commission's project. He said for example maybe contact Stop & Shop as they own the old drive-in property on Meriden Road. He said it is a good location and maybe we can bring someone in to do something there. Chris O'Brien said also to put a sign on the Waterbury Line and Bristol Line and maybe on Meriden Road to promote the town that says Welcome to Wolcott, Economic Development Commission and have the website or contact number on it. Bill Evans said the website has to be completed first. Steve Bosco said the goal for this commission is to get business and keep business in town and we cannot do it with the budget and staff that we have therefore we have to focus on one thing. As he said previously the Stop and Shop property on Meriden Road would be

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a start, the only thing you cannot put there is a grocery store. It was stated that it is on the bus line, there is sewer and water, etc.

**IX. ITEMS FOR THE NEXT AGENDA**

It was stated to remove the website from the agenda, add Zoning Regulation Review and add potential business development to the Update on Wolcott Businesses section.

Again, there was a brief discussion regarding adding Economic Development information to the existing Chamber of Commerce signs at the Waterbury and Bristol lines.

Chris O'Brien then said he forgot to bring this up under the website section but he made up a business directory form to be filled out by businesses that can be handed in to be put on our website. Steve Bosco said that maybe you should include these in the property tax bills that get mailed (for businesses) but you would have to talk to the tax collector about that first.

**IX. ADJOURNMENT**

Upon **MOTION** by Steve Bosco, seconded by William Evans, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:32 p.m.

**APPROVED:**

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Chris O'Brien, Chairman  
Economic Development Commission

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Edna Henderson, Recording Secretary  
Economic Development Commission