

**TOWN OF ROCKY HILL  
ECONOMIC DEVELOPMENT SUBCOMMITTEE OF THE TOWN COUNCIL  
MEETING OF FEBRUARY 9, 2011**

**1. CALL TO ORDER/ROLL CALL**

Chairman Larrye deBear called the February 9, 2011 Economic Development Subcommittee of the Town Council meeting to order at 5:32 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Councilor Barbara Surwilo, Councilor Frank Szeps and David Schweitzer (Alternate). Also present: Ray Carpentino (Economic Development Director).

Those absent: John Oslund (Alternate).

**2. APPROVAL OF WORKING NOTES AND MINUTES**

**Councilor Barbara Surwilo made a motion to approve the Working Notes and Minutes of the January 19, 2011 meeting of the Economic Development Subcommittee of the Town Council. The motion was seconded by Councilor Frank Szeps and adopted unanimously.**

**3. PUBLIC COMMENT**

Nobody from the public wished to speak at this time.

**4. REBATE REQUEST, SILAS DEANE HIGHWAY FAÇADE PROGRAM:  
2122-2136 SILAS DEANE HIGHWAY**

Chairman Larrye deBear asked Ray Carpentino if he could let the members of this Subcommittee know what this rebate request is. Ray Carpentino said this needed to be rescheduled because the applicant wasn't ready yet.

**Councilor Barbara Surwilo made a motion to table Item 4 (Rebate Request, Silas Deane Highway Façade Program: 2122-2136 Silas Deane Highway) on this evening's agenda. The motion was seconded by Councilor Frank Szeps and adopted unanimously.**

**5. DIRECTOR'S REPORT**

**a. Rte. 3 Corridor Study**

Ray Carpentino asked Chairman Larrye deBear to talk about this item. Chairman Larrye deBear said the Rte. 3 Corridor Traffic Study is well underway. One or two weeks ago, they had a catch-up meeting. The consultants of this study reported that they pretty much have completed the data gathering stage of this. They have reports that will be coming in from other agencies. Chairman Larrye deBear thinks the Department of Transportation is going to be submitting some things to them. Ray Carpentino said the market analysis is still being prepared. Chairman Larrye deBear said the basic data things are already in or on their way in. Work has already begun with regards to some alternative traffic models being put together. The public will have an opportunity to comment on these things. The study will take approximately one year and maybe even as long as fifteen months to be done. There will be ample opportunity for the public to see what is being proposed with regards to the different ways of handling future traffic loads on Rte. 3. The public will get the chance to look over the proposals and they will be able to comment at public meetings. Chairman Larrye deBear thinks this is moving along much better than he thought it would.

Chairman Larrye deBear asked the members of this Subcommittee if they had any questions about this. Councilor Barbara Surwilo asked if traffic counts were done on the ground. Chairman Larrye deBear said yes. Councilor Barbara Surwilo said she never ran over one. Chairman Larrye deBear said these were done at different times of the day because they had been concerned that they wouldn't necessarily get an accurate reading of rush hour if they did this during the middle of the day. Councilor Barbara Surwilo asked if this data has already been collected. Chairman Larrye deBear said yes. Councilor Barbara Surwilo asked when they did this and she confirmed that they didn't do this during the storms. Chairman Larrye deBear said no and he said this had been done before the storms.

Chairman Larrye deBear said at the catch-up meeting that they also had the GIS aerial things. He told everyone that this is interesting to look at because it gives them a much better perspective of what they are dealing with. He said he was really impressed with this.

**b. Business Park II Update**

Nothing was discussed with regards to this.

**c. Town Center West**

Chairman Larrye deBear asked Ray Carpentino where they are on this. Ray Carpentino said the purchase agreement between this Town and Northeast Utilities has been finalized. The next step is for the Redevelopment Agency, this Town and the Town Attorney to prepare a developer's agreement. The Redevelopment Agency will be meeting with the Town Attorney next Tuesday. Chairman Larrye deBear asked what time this will be and Ray Carpentino said it will be at 7:00 p.m. Chairman Larrye deBear said he was going to try to sit in on that meeting.

Chairman Larrye deBear told the public that Town Center West is a development that is being proposed for the corner of West Street and Rte. 3. The potential of this project is factored in already to the Rte. 3 Traffic Study. The Redevelopment Agency is the prime agency in putting this forward. He asked if this is going to come back to the Town Council at some point. Ray Carpentino said the Town Council has to have the final agreement contract. Chairman Larrye deBear asked if this will be before or after the proposal goes to the Land Use Boards. Ray Carpentino said this would have to be done before. The Redevelopment Agency needs to determine the quality and the details. Hopefully these details will be carried over to all of the permitting agencies. They will need to make sure that this is consistently presented before each Board. Chairman Larrye deBear asked if this will have to go back to the DPUC (Department of Public Utility Control) or he asked if they are all done with them. Ray Carpentino said DPUC is still in the process and Chairman Larrye deBear confirmed that they are still involved. Councilor Barbara Surwilo said the DPUC won't take this up until it has local approval.

**d. Silas Deane Hwy. Streetscape**

Ray Carpentino reminded the members of this Subcommittee how he had mentioned at their last meeting that BL Companies had prepared a budget for Phase IA. (for Church Street, Center Street and Old Main Street). BL Companies has been asked to prepare the bid documents so that the Engineering Department can go out to bid in early to mid March. They will see what the prices come in at for Phase IA.

Chairman Larrye deBear asked the members of this Subcommittee if they had any questions on this so far. No one had any questions.

**e. Façade Improvement Program**

Chairman Larrye deBear asked if this is the one they had to table. Ray Carpentino said he could give a quick update on this. The rendering has been completed for 1880 Silas Deane Highway. The renderings have also been completed for 1834 Silas Deane Highway through 1850 Silas Deane Highway. This is a three building property and renderings have been done on the two front ones. Chairman Larrye deBear asked if these two buildings are being done as a package and Ray Carpentino said they are being done as one property.

Ray Carpentino said they are talking to Chuck's Steakhouse again. Chairman Larrye deBear asked if they finally came in with something. Ray Carpentino said they had come in a long time ago. He had this in the inactive file and he took this out so they are starting up with this again.

**f. Economic Development Activity**

Chairman Larrye deBear pointed out a rendering that there presently was in Council Chambers that wasn't for their meeting this evening. He said there looks like there is a new proposal at the corner of Henkel Way and Brook Street. Ray Carpentino said there

is a proposal for 110 Henkel Way for a five building medical office park. Each of the buildings will be 4,000 square feet. This is pending the action of the Design Review Advisory Board tomorrow evening. This also has to go through the Planning and Zoning Commission as well as the Inland Wetlands Commission. He knows that the Town Staff has been working on and off on this project for approximately one year now. Chairman Larrye deBear asked if these all are basically going to be medical offices. Ray Carpentino said the quality and design of the buildings is going to be more residential in nature but this is going to be a medical office park. The buildings will be single story ones with hip roofs. The maximum height of each building is approximately twenty-seven feet. These will be set well off of Brook Street and they will be in off of Henkel Way. This site slopes down towards Henkel Corporation.

Chairman Larrye deBear asked the members of this Subcommittee if they had any questions about this. No one had any.

Chairman Larrye deBear asked Ray Carpentino what else he has going on. Ray Carpentino said it looks like they may be getting a new occupant soon for the former Tim Horton's building. He will know if and when this is finalized. He said it should be any time now. Chairman Larrye deBear asked if this is going to be a restaurant or something else. Ray Carpentino said it is going to be something else if this particular deal goes through.

Ray Carpentino said he contacted an individual who was looking for 150,000 square feet of manufacturing space. This manufacturer manufactures Green Technology products that are involved in the energy field. They are interested in Town property down by the river. A proposal may be presented soon for this. Chairman Larrye deBear confirmed that it looks like this manufacturer is going to submit something. Ray Carpentino said yes as of last week.

Ray Carpentino said a couple of smaller chain restaurants are interested in this Town. One of the problems is that the properties they are interested in happen to be for lease only and these chain restaurants want to buy them. The other problem is that chain restaurants want to lease and the properties are for sale. The third factor is that all of these chain restaurants want to be down by Exit 24. Chairman Larrye deBear asked Ray Carpentino if they have heard anything about the property that is across from On the Border restaurant. Ray Carpentino said this was the Olive Garden project. Chairman Larrye deBear asked what happened to that. Ray Carpentino knew at one point that the MDC had been involved with the Inland Wetlands Commission. This project had to be sidelined for awhile. He spoke yesterday with the realtor. This will be coming back soon. Chairman Larrye deBear asked if this is just going to be one restaurant or he asked if they are going to try to "shoe horn" a second restaurant there. Ray Carpentino said the last proposal had been for retail and for a restaurant. This lowered the overall coverage footprint and parking associated with the retail. Chairman Larrye deBear asked if this is still the direction they are going in. Ray Carpentino said the realtor didn't get into the details but he assumes it is.

Chairman Larrye deBear said one of the other projects that had been hot for awhile and then disappeared was the one for the corner of Rte. 3 and France Street in front of the bus garage. Ray Carpentino said this was for the restaurant/banquet facility. Chairman Larrye deBear asked what happened with that. Ray Carpentino said Peter Pan had bought the bus property. One of the conditions as part of the Planning and Zoning Commission approval was that the Peter Pan property had to be utilized for parking. Peter Pan Bus Company said that pedestrian and valet parking doesn't mix with busses therefore they can't use the property unless they come back in with a smaller restaurant and a smaller footprint where they will be able to get parking all on that one site on the lower level.

Chairman Larrye deBear asked the members of this Subcommittee if they had any questions on any of the Economic Development activity that is underway. There were no questions. Chairman Larrye deBear asked them if they had any other business to come before them. There was none.

**6. CORRESPONDENCE**

There was no correspondence.

**7. ADJOURN**

**Councilor Barbara Surwilo made a motion to adjourn the meeting at 5:46 p.m. The motion was seconded by Councilor Frank Szeps and adopted unanimously.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary