

# *Economic Development Commission*

*Town of Bethel, Connecticut*

*Bethel Municipal Center \* 1 School Street \* Bethel, Connecticut 06801*

*(203) 794-8540 Facsimile (203) 778-7520*

## **MINUTES OF REGULAR MEETING**

Wednesday, February 18, 2015

4:00 p.m.

CJH Municipal Center- Meeting Room "A"

RECEIVED

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TOWN OF BETHEL  
TOWN CLERK

**PRESENT:** Michael Boyle, Chairman, Jay Streaman, Bonnie Brown, Sharon Straiton, Noel Gill & Kevin McMahon. Also in attendance was Janice Chrzescijanek, Economic Development Director and Steve Palmer, Zoning Official.

Michael Boyle opened the meeting at 4:02 with the Pledge of Allegiance.

**PUBLIC COMMENTS:** None

**APPROVAL OF MINUTES:** Kevin McMahon made a motion, which was seconded by Sharon Straiton to approve the minutes from the January 14, 2015 meeting. Vote, all in favor, motion approved unanimously.

**CLARKE BUSINESS PARK EXPANSION REPORT:** Carlos Ruiz, Civil Engineer, with Milone & MacBroom presented a development feasibility analysis for Trowbridge Drive. Mr. Ruiz presented to different scenarios. The first conceptual layout includes five lots and will feature a rock cut or wall ranging up to 25' behind each building. The estimated earthwork as well as roadway and utility installation costs for this concept is approximately \$1,700,000 or \$340,000 per lot. The existing steep slopes limit the potential for development of the parcel. The second conceptual layout would eliminate the last two lots to reduce earthwork and infrastructure. This concept shows three lots with 650 feet of road. This estimated cost would be approximately \$600,000 or \$200,000 per lot. There is also a premium cost associated with grading the individual lots to create pad sites for development. Milone & MacBroom estimate the earthwork depending on the amount of rock, which could be in the range of \$100,000 to \$200,000 per lot.

Kevin McMahon asked what the status was with environmental studies being done in the area being discussed. Mr. Ruiz referenced the Site Ecology Report and said that all studies would be completed by spring 2015.

Mike Boyle and Bonnie Brown asked about the differences in sewer estimates with the two proposed plans. Mr. Ruiz shared that there was almost a \$200,000 difference with the 5 lots compared to the 3 lots but the proposal did not include long term maintenance.

Janice Chrzescijanek asked if Milone & MacBroom had considered a scenario of sharing a common interest road with shared pad sites and shared parking to cut cost. Sharron Straiton wanted to know if 3 sites were built would they have to have a pump for the other two if they continued the project in the future. Mike Boyle and Steve Palmer requested information on a comparison of sales within the last 12-18 months, exploring different ideas on how to potentially share cost or have cost absorbed by developer and see numbers for larger lots with a shared road and common interest pads.

Mr. Ruiz gathered the information and questions that were shared by the Economic Development Commission and said he would get the information and share with the Commission.

**TOD Update:** Janice Chrzescijanek reported that the Town of Bethel received \$100,000 instead of the requested \$250,000 in grants and that she is looking at alternates to subsidize the difference. Mike Boyle shared the importance of having the total amount of \$250,000 to be able to complete the study and move forward with plans.

**Economic Directors Report:** Janice Chrzescijanek reported her Economic Development Update- December 2014- February 2015. She made a request to update her CEDAS Membership for 2015.

**INVOICES:** Jay Streaman made a motion, which was seconded by, Bonnie Brown to approve the invoice from CEDAS in the amount of \$125.00. Vote, all in favor, motion approved unanimously.

**ADJOURN:** As there was no further business on tonight's agenda, Bonnie Brown made a motion, which was seconded by, Noel Gill to adjourn the meeting at 5:30. Vote, all in favor, motion approved unanimously.

Respectfully Submitted,

Dionne Craig



# 2015 Membership

- Renewal  
 New Membership Application

**Yes, I want to join CEDAS, Connecticut's only individual member professional organization dedicated exclusively to the advancement of economic development and individual member proficiency.**

### Contact Information

Name:	Janice Chrzescyanek
Title:	Director of Economic Development
Organization:	Town of Bethel
Mailing Address:	1 School Street
City / State / Zip:	Bethel, CT 06801
Business Phone:	203-794-2822
Business Fax:	203-778-1530
E-Mail Address:	eddirector@bethel-ct.gov

### My Business / Organization is:

- |  |   |
|--|---|
| <input type="checkbox"/> (1) State Agency            | <input type="checkbox"/> (8) Consulting Firm                |
| <input type="checkbox"/> (2) Chamber of Commerce     | <input type="checkbox"/> (9) Real Estate Firm               |
| <input type="checkbox"/> (3) Utility                 | <input checked="" type="checkbox"/> (10) Municipal          |
| <input type="checkbox"/> (4) Investment Banker       | <input type="checkbox"/> (11) Regional Organization         |
| <input type="checkbox"/> (5) Commercial Banker       | <input type="checkbox"/> (12) University/Technical College  |
| <input type="checkbox"/> (6) Engineering Firm        | <input type="checkbox"/> (13) Architectural Firm            |
| <input type="checkbox"/> (7) Contractor/Construction | <input type="checkbox"/> (14) Other (please indicate) _____ |

### Professional Staff (Please Note – memberships are non-transferable)

*Discounts are available for two or more professional staff members joining from the same organization.*

- (  ) **\$ 125.00 – Regular Member (1<sup>st</sup> member)**  
 (    ) **\$ 75.00 (2<sup>nd</sup> – 5<sup>th</sup> member)**  
 (    ) **\$ 50.00 (6<sup>th</sup> + member)**

### Special Membership Categories: Economic Development Commissions

*An Economic Development Commission is defined as a volunteer position for the town or city and you should pay under the Special Membership Categories.*

- (    ) **\$ 150.00 – Entire Commission up to 10 members**  
 (    ) **\$ 200.00 EDCs over 10 members**  
 (    ) **\$ 40.00 Individual EDC Members, Students & Retired Professionals**

**\$ Total Amount Due**

**Make your check payable to CEDAS and mail it with this form to:**

Natalie Rosenbaum  
 CERC  
 805 Brook St., Bldg. 4  
 Rocky Hill, CT 06067-3405

### Questions ?

Membership Dues, please call Natalie Rosenbaum (860)571-7137  
 Membership Benefits, please call Skip Alleman (860)674-9570

*APPROVED*