



**TOWN OF MADISON  
CONNECTICUT 06443  
ECONOMIC DEVELOPMENT COMMISSION**

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Approved October 13, 2016

Minutes of the regular meeting of the Economic Development Commission held on September 8, 2016, 7:30 p.m. at the Madison Town Campus.

Present: Commissioners Ryan Duques, Anne Foley, Lisa Miksis, Ed Pellegrino, Chris Weiler

Also present: Dave Anderson, Town Planner; Jerry Davis, resident

Mr. Duques called the meeting to order at 7:30 p.m.

1. Approval of minutes of regular meeting, July 14, 2016. On motion made by Mr. Duques, and seconded by Mr. Weiler, the Commission voted unanimously to approve the minutes of the regular meeting of July 14, 2016 as submitted.

2. Public Comment. Mr. Davis noted that one of his businesses is now occupying the space behind the Wine Shop. They will have an official ribbon cutting ceremony on October 19th. There is still a portion of the 3500 sf space available to lease but currently, 9 out of 10 inquiries have had to be turned away because of limited septic capacity. His business, the Institute for Writing, is a home study business so they only utilize basic office space and computers are the primary equipment.

Mr. Anderson noted that a meeting had been held to discuss the steps necessary to formulate a plan for moving forward with possible development of a downtown septic system and they will continue to actively work on this project. He has been exploring the State health regulations to come up with different options and ideas.

3. Website Update. Mr. Anderson noted that the EDC website has been transitioned over to the Town site and is active and receiving hits. All information is being updated regularly.

Ryan Duques, Chairman  
Jim Ball – Vice Chair  
Anne Foley – Secretary  
Chris Weiler

Ed Pellegrino  
Eric Perrelli  
Lisa Miksis

Mr. Anderson noted that the CERC membership for site finder is up for renewal for a \$500.00 fee. The Commission members agreed the site finder should be renewed and they also asked to receive a report on hits on this site. Mr. Anderson will follow-up with providing the requested information.

4. Venue Management Update. Mr. Weiler recommended that a meeting with Beach and Recreation be held to discuss the next steps to take for the utilization of a venue management company for management of multiple town facilities. He was very impressed with the services offered by the two local women who gave a presentation on their venue management services business to the EDC a number of months ago.

Mr. Duques agreed to contact First Selectman Banisch to discuss the next steps to move forward with contracting for venue management services for specific Town facilities.

5. Madison Center Project update. Mr. Duques reviewed the items left to complete this phase of the Madison Center project as follows:

- The apron in front of the Fire House needs to be completed with the installation of brick pavers similar to the ones installed in the crosswalks. This material is strong enough to accommodate the trucks.
- The light fixtures need to be completed. The LED lights installed on this project to date have tested very positively.
- The plantings need to be completed.
- CL&P needs to remove the light poles with this work to be completed at no cost to the Town of Madison.
- Resurfacing of the area of each building affected by the paving needs to be completed. There has been some discussion by the Board of Finance on possible assistance with this cost.

In response to a question by Mr. Davis, Mr. Duques noted that a partial grant was received for work on the Tuxis Walkway to improve access from the train station to Bradley Road. The Town will continue to apply for additional grants to complete the full project.

6. Update on advertising proposal. Mr. Anderson noted that they are continuing to work on formatting the informational post card. Other items being developed for the informational packet as part of the marketing plan to be provided to relocation firms include letters from the First Selectman and Superintendent of Schools and photography from around town. They have decided that creation of a relocation package would be more effective than a one-time event where agents are brought together. The relocation packet would be modified over time toward targeting businesses to move to Town.

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Jim Ball – Vice Chair  
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The Commission members requested that Mr. Anderson provide them with a print-out to review who is included on the data base list.

7. Discussion on a Downtown Development District. Mr. Duques recommended that this item be changed on future agendas to “Discussion on Waste Water Disposal System Options.”

8. Planning and Zoning Report. Mr. Anderson reported on the following:

- Landon Lumber has submitted an application for a new structure that will be a relatively large investment.
- An application has been submitted for a proposed marina project with a shell building to be used for a commercial application in the future. The Corps of Engineers approved the slips after some environmental concerns were addressed.
- An application for a residential project in a commercially zoned area has been submitted. An engineering firm was hired to complete a design for an apartment complex but this project would not meet zoning regulations, which would allow mixed-use. Any residential use will require a zone change Mr. Duques noted that the developer has requested EDC support for this re-zone request but there is currently very limited commercially zoned property in Madison.

9. BOF Report. There was no Board of Finance report.

10. BOS Report. Mr. Anderson noted that the Board of Selectmen has had discussions about the next steps for making a decision regarding future use for the Academy School. They have discussed moving toward holding a series of public forums to educate the public on the history of this facility and to obtain input and solicit ideas for the most appropriate use(s). Mr. Anderson noted that the plan at this point is to start from scratch and give a fair opportunity and consideration to all possible options. This is a very attractive building with a great location.

Mr. Weiler recommended that the Town consider selling the property so that the facility is put back on the tax rolls and generating revenue.

Mr. Duques noted that the Shoreline Arts Alliance had previously submitted a proposal and investigations conducted while reviewing this proposal indicated that a \$6 – 7 million cost was necessary to clean-up the building. A partnership arrangement between the Town and another party is the most likely realistic arrangement for this property.

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11. Old business. Mr. Davis requested EDC comment on concerns regarding signage regulations. Mr. Anderson reported that the Planning and Zoning Commission is working on revisions to the sign regulations and will be soliciting input from local businesses as well as asking the EDC to help coordinate outreach. Their goal is the make complying with the regulations a more easily understood and simpler process. Mr. Davis commented that he believes it will be very important to allow businesses to provide input because they are very impacted and affected by signage regulations.

12. New business. There were no items discussed under new business.

13. Adjournment. On motion made by Mr. Pellegrino, and seconded by Mr. Weiler, the Commission voted unanimously to adjourn the meeting at 8:20 p.m.

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Terry Holland-Buckley  
Clerk

Ryan Duques, Chairman  
Jim Ball – Vice Chair  
Anne Foley – Secretary  
Chris Weiler

Ed Pellegrino  
Eric Perrelli  
Lisa Miksis