

The Minutes of the Suffield Economic Development Commission  
Suffield Town Hall – June 18, 2015  
8:30 a.m.

Members present: Howard Orr  
Gloria Smith  
Roger Tracy  
Lynda Montefusco

Guest: Bill Hawkins, Town Planner

Absent: Brian Banak, Susan Thorner

Also present: Economic Development Commission Director Patrick McMahon

Chairman Howard Orr called the regular meeting of the Suffield Economic Development Commission to order at 8:30 a.m.

Citizen Comment; None

#### Ffyer Place Redevelopment

Mr. McMahon introduced Bill Hawkins, the Town Planner to the meeting.

The Highway Garage environmental study was sent to the consulting engineer who works with the Suffield Landfill and they determined that some of the material could be used at the Suffield Landfill for cover; some material does not qualify and would have to be removed. This still would be a saving for the project

Mr. Laurenno is still working with potential developers, but nothing will really happen until the Town has a plan for the Highway Department.

Mr. McMahon noted that the STEAP awards won't be announced until September or October.

CVS –The sign indicates that the plaza is called Mountain Road Market Place. People have just called it the CVS Plaza. This sign has been approved and is the official sign.

We might want to have another Public Forum; to discuss possible changes for Ffyer Place. We shall have a workshop in September and update the residents and ask for suggestions, etc.

Mr. McMahon noted that the Board of Selectmen met last night to discuss bonding. A portion of the undesignated fund balance could be used to pay for a new highway garage.

## Light Industrial Development

Trevisan is going well and is already moving in equipment. The Industrial Park Sign will be relocated to the south side of Trevisan and will work with Windsor Marketing Group to decide the appropriate location. Because the sewer/utilities extension project has to go back through the rear of the properties, we had to do a biological study and survey and we should have the result in a couple of weeks. Some species of birds will require the nesting location.

### Director's Report:

Informal Discussion - Mr. Hawkins, the Town Planner, reported that Lodestar Energy, presented a site plan for a two megawatt solar array to be located off of North Street, on the Sullivan property. The application has been submitted to the Connecticut Siting Council which regulates projects of this size. Mr. Hawkins is preparing a draft for a zoning regulation for properties with a solar array of 1 or less megawatt, these applicants would come to the Z & P for approval if the new regulation is approved by the Commission. The solar farms would pay taxes and utilize land which may not have other uses. There has been no public hearing yet, but the abutters have been notified. The question was raised if these solar farms could be on wetlands. The panels may last approximately 25 years.

Chairman Orr thanked Mr. Hawkins for his presentation.

The Babbs Rd. water line extension project is ongoing. They are investigating to see if they can bring the water down to Halladay. A \$75,000 State grant is funding the project. It is hoped that the bathrooms at Babbs Beach can be renovated.

Hilltop Farm – The water line is in, one fire hydrant is installed but not charged. A state grant of \$250,000 is funding the restoration of House # 1.

Kent Memorial Library addition – Mr. Sangiovanni says the project is on track and doing well.

Mr. McMahon informed EDC of the Selectmen's Bonding meeting. The Town is planning to bond 12M for roads, 4M for renovation and a small addition for the Town Hall, a bigger vault is needed and the server needs to be moved. The Community Center at \$8M is also being proposed. The Board of Finance will have a special meeting and finalize the proposed bond.

The meeting was adjourned at 9:51 a.m.

Respectfully submitted, Bobbie C. Kling, EDC.MINUTES,June.18.2015

