

**Simsbury Business Development Committee  
TOWN OF SIMSBURY  
SPECIAL MEETING MINUTES  
Monday, November 19, 2018 at 5:00PM  
Town Hall – Board of Education Conference Room  
933 Hopmeadow Street, Simsbury, Connecticut**

**PRESENT:** Dave Ryan, Cheryl Cook, Bill Ethier, Robert Pomeroy (arrived at 5:05pm), Maria Capriola, Town Manager

**ABSENT:** none

**ALSO PRESENT:** Michael Glidden, Director of Planning; David Gardner, Assessor; Amy Meriwether, Director of Finance; Sarah Nielsen, Executive Director  
Simsbury Main Street Partnership Inc; Mark and Ieke Scully, and Richard Correia

**I. CALL TO ORDER:**

Mrs. Capriola called the meeting to order at 5:00 PM

Mrs. Capriola gave an overview of the roles and responsibilities of the business development committee. She noted that the group is missing one member whom will be appointed by the Economic Development Commission. M. Capriola presented the policy and changes that were made since it was first adopted in 2015.

Introductions were made by members of the Committee: David Ryan (Chair of the Zoning Commission), Robert Pomeroy (Chair of the board of Finance), Cheryl Cook (member of the Board of Selectmen), and Bill Ethier (at-large member of the Business Development Committee). Staff was introduced: David Gardner, Assessor; Michael Glidden, Director of Planning; Amy Meriwether, Director of Finance, and Sarah Nielsen Executive Director of Simsbury Main St.

Mark and Ieke Scully presented to the group the request. Mr. Scully discussed the history of purchasing the property and development options which were explored. The group was approached by Metro Bis for potential space. The previous plans which illustrated a dense development in the rear of the property were not pursued due to site constraints. The goal of the applicant was to keep the mansion accessible to the public, at least the main floor. So they chose to use the first floor of the mansion and annex for restaurant and office space. The second and third floors of the mansion would be reserved for apartments.

Mr. Scully noted that project was eligible for state historic credits and that the restaurant is seeking to open portion of the establishment within the existing annex by January 31<sup>st</sup>, 2019.

Mr. Pomeroy asked whether the apartments in the current plan were a similar set-up from the previous approvals. Mr. Scully stated that they were similar layout.

Mr. Ethier inquired about the price point for the rentals. Mr. Scully did not have that information.

Ms. Cook asked about the selling points or pitch for granting the request. Mr. Scully noted the costs associated with HVAC and other improvements associated with the renovation. Mrs. Scully noted the re-investment into the building. Mr. Scully noted that \$5 million would be invested into a building that is

53 not worth that figure. Ms. Nielsen noted that the application would provide gap financing that the Scullys  
54 would not otherwise find.

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56 Mrs. Capriola noted the committee had information in the meeting packet from staff that may assist in  
57 determining whether the request met the policy.

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59 Mr. Glidden reviewed his report as for the areas of the policy where the development is considered  
60 consistent.

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62 Mr. Ryan asked about the tax short fall. Mr. Gardner discussed the tax structure and how values are  
63 determined.

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65 Mr. Ethier inquired whether Metro Bis secured a lease. Mr. Scully confirmed

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67 Mr. Ryan noted projects such as Blue Back Square were made possible by government financing in  
68 order to support the mixed use development.

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70 Mr. Ethier asked about the applicant's background related to development. Mr. Scully noted that his  
71 background did not involve development of this scale.

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73 Mr. Pomeroy questioned the current tax rate of \$28,000.00.

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75 Mrs. Capriola reviewed her staff report the draft language for motions. She noted that a motion could be  
76 a fixed percentage over a period of time or fixed dollar amount that is not to exceed.

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78 Mr. Ethier asked about the fee reduction.

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80 Mrs. Capriola noted that policy allowed waiving for up to 50% of the building permit fees.

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82 Mr. Ryan noted that policy is not an ordinance and asked whether the group could grant a request  
83 which exceed the policy's cap of 50%.

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85 Mr. Pomeroy suggested sticking with percentage contained within the policy for fee reduction.

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88 **Motion:** Mr. Pomeroy made a motion to recommend granting of 10 year abatement based on the Town  
89 Manager's report, to waive 50% of the building permit fees, and send a recommendation to the Water  
90 Pollution Control Authority to look into waiving of connection fees. Mr. Ethier seconded the motion.

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92 Mr. Ethier state he was in favor of reducing the fees entirely.

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94 Mr. Ryan noted that the building fees have implications. Mr. Pomeroy agreed with Mr. Ryan. Mr.  
95 Glidden noted what the building permit fees are intended to cover such as staff review and inspection  
96 costs.

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98 Mr. Ryan stated he felt reducing the fees by 50% was appropriate for this request.

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100 Mr. Ethier discussed precedence and how granting a total reduction would not create a situation where  
101 every application would have merit.

Mr. Ethier inquired about the real estate value purchase 1.6 million. Mr. Scully noted the value is pre-vestment. Mr. Gardner noted the value was reduced by the Board of Assessment Appeals to 1.05 million. Mr. Scully estimated that the value could be in excess of 2.1 million after the investment.

Ms. Cook asked whether the request includes personal property. Mr. Correia noted Metro Bis is responsible for paying personal property tax associated with establishment which is not part of the tax reduction associated with this request.

Ms. Cook asked for clarification on when year 1 would be considered. Mrs. Capriola noted that her staff report clarified when the tax reductions would start.

Mrs. Capriola asked whether there were any further discussion on the motion.

**Motion:** Mr. Pomeroy made a motion to recommend granting of 10 year abatement based on the Town Manager's report, to waive 50% of the building permit fees, and send a recommendation to the Water Pollution Control Authority to look into waiving of connection fees. Mr. Ethier seconded the motion.

The motion passed unanimously.

Mr. Ethier would like to recommend to the Board of Selectmen that they look into amending the policy so that building permit fees could be waived entirely.

Ms. Cook would like staff to review and make recommendations.

Mr. Pomeroy asked whether the fire district tax is impacted by the action. Mrs. Capriola stated that it is not.

Mr. and Mrs. Scully thanked the Board and staff for their assistance. Mrs. Scully noted that Metro Bis was looking to leave Simsbury and Connecticut before they were approached; this action has helped keep a business in Simsbury.

Mrs. Capriola thanked the Scullys for their vision and how they have been wonderful group to work with.

**ADJOURNMENT:**

**MOTION:** Mr. Ryan made a motion to adjourn at 6:05 PM. Mr. Pomeroy seconded the motion. The motion was unanimously approved.

Submitted by

Michael Glidden CFM CZEO  
Director of Planning