



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

## **Economic Development Commission** **Regular Meeting Minutes**

Wednesday, June 22, 2022 at 5:30pm  
Held Virtually via Zoom

### **Call to Order**

The meeting was called to order by Chairman Bob Crowther at 5:33pm. Commission members Ron Jodice, Carrie Meckel, Tom Earl, and Charmaine Seavy were present. Staff members in attendance included: Maria Capriola, Town Manager; Melissa Appleby, Deputy Town Manager; and George McGregor, Director of Planning and Community Development. Also in attendance was Morgan Hilyard, Executive Director of the Granby-Simsbury Chamber of Commerce.

### **1) Minutes of April 27, 2022**

Mr. Jodice made a motion to adopt the minutes of April 27, 2022 as presented. Mr. Earl seconded the motion. All were in favor and the motion passed unanimously.

### **2) Development Update (George McGregor)**

Mr. McGregor gave a presentation that provided an overview of recent development activity and major ongoing projects, including: Talcott Mountain Self Storage (34 Hopmeadow Street); Ridge at Talcott Mountain (269 units completed out of 299); Mitchell Volkswagon (416 Hopmeadow Street); UConn Health-Andy's Shops (828 Hopmeadow Street); Barber Cove (32-36 Iron Horse Boulevard); Iron Horse Inn apartments (969 Hopmeadow Street); McLean expansion (75 Great Pond Road); and Tractor Supply (1603 Hopmeadow Street).

Mr. McGregor also provided an overview of some of the new and incoming small businesses, including: Groomingdale's; Clean Juice; A Spoonful of Britain; La Joya; Le Banh Patisserie; and Wordsmith Bookshop. He also noted a future project at Ethel Walker, which includes a 25,000 square foot dormitory.

Mr. McGregor described the activities being undertaken by the land use commissions. The Planning Commission is working on select updates to the Plan of Conservation and Development, and the Zoning Commission is working on ADU revisions, cannabis regulations, and sign ordinance review.

### **3) Stakeholder and Liaison Updates**

#### **a) Main Street Partnership**

None

**b) Chamber of Commerce**

Ms. Hilyard said that the merger of the Granby and Simsbury Chambers took effect on June 1. The combined organization has approximately 500 members, and is averaging approximately 7 new members per month. Ms. Hilyard noted some recent ribbon cuttings, including Tractor Supply, Mitchell VW, and A Spoonful of Britain. She said that the golf tournament on June 13 was a success, and noted some upcoming events including a Sip and Shop at the Shops at Farmington Valley, and Celebrate the Valley at the end of September.

**c) Zoning**

Mr. Jodice said that in regards to cannabis, Zoning seems to be leaning toward allowing just one establishment, in B3 zones. He also provided additional updates on the apartment developments described in Mr. McGregor's presentation.

**d) Design Review**

None

**e) Sustainability**

Mr. Crowther said that work on the Sustainable CT certification continues, and that the application is due in August. They also plan to participate in the Spooktacular event in October to highlight clean energy opportunities for residents.

**f) DEI Council**

Mr. Earl noted some recent events coordinated by the DEI Council, including the housing panel and the Juneteenth event.

**g) Development Projects**

Mr. Earl said there is not a lot of movement on the Barber Cove development to report, but that he will continue to track that project.

**h) Other**

None

**4) EDC 2021-2022 EDC Work Plan Discussion and Assignments**

There was no update on the marketing project.

In regards to business outreach, Mr. Crowther noted that the list of recent visits was covered in Mr. McGregor's presentation. Mr. Crowther said that these visits will continue, and that EDC members will be invited.

In regards to the welcome letter, Ms. Meckel will be working with Mr. Crowther on that project. Ms. Hilyard also volunteered to assist.

In regards to the website audit, Ms. Appleby will connect with Ms. Freeman and Ms. Seavy to create some structure around the review process.

In regards to supporting entrepreneurs, the group discussed the pending co-working website proposal. Mr. Crowther said that a funding source has not yet been secured. Ms. Hilyard indicated that this is still a need. Additional discussion ensued regarding other online sites to advertise available space, as well as platforms for connecting employers with job seekers.

The group also discussed the local job fair concept. Ms. Hilyard indicated that there was some hesitation to participate in this type of event due to uncertainty about the ability to fill business needs through this mechanism.

### **Adjournment**

Mr. Jodice made a motion to adjourn the meeting at 6:31pm. Mr. Earl seconded the motion. All were in favor and the motion passed unanimously.

Respectfully submitted,  
Melissa Appleby  
Deputy Town Manager