



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

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Economic Development Commission

Wednesday, June 24, 2020

5:30 pm

REGULAR MEETING AGENDA

Call to Order

1) Development Update

2) Business Recovery

- a. Temporary Outdoor Dining for Restaurants
- b. Oral Report from Main Street Partnership
- c. Oral Report from Chamber of Commerce
- d. Oral Report from Business Resource Librarian
- e. CCM Request for Town Response Plan
- f. Other

3) Minutes May 20, 2020

Adjournment

Economic Development Update

June 2020

Mike Glidden CFM CZEO

Director of Planning and Community Development



200 Hopmeadow Street

- The northern agricultural field was approved by the Zoning Commission for mixed use development
- The Development is known as the Ridge at Talcott Mountain and is comprised of the following:
- 282 rental residential units (269 of the 282 units have been permitted to date)
- 120 bed assisted living facility
- 11,000 sq ft commercial development
- All of this development is within the northern parcel
- No development has been proposed to date for the southern parcel (which housed the former campus building)



AT TALCOTT MOUNTAIN

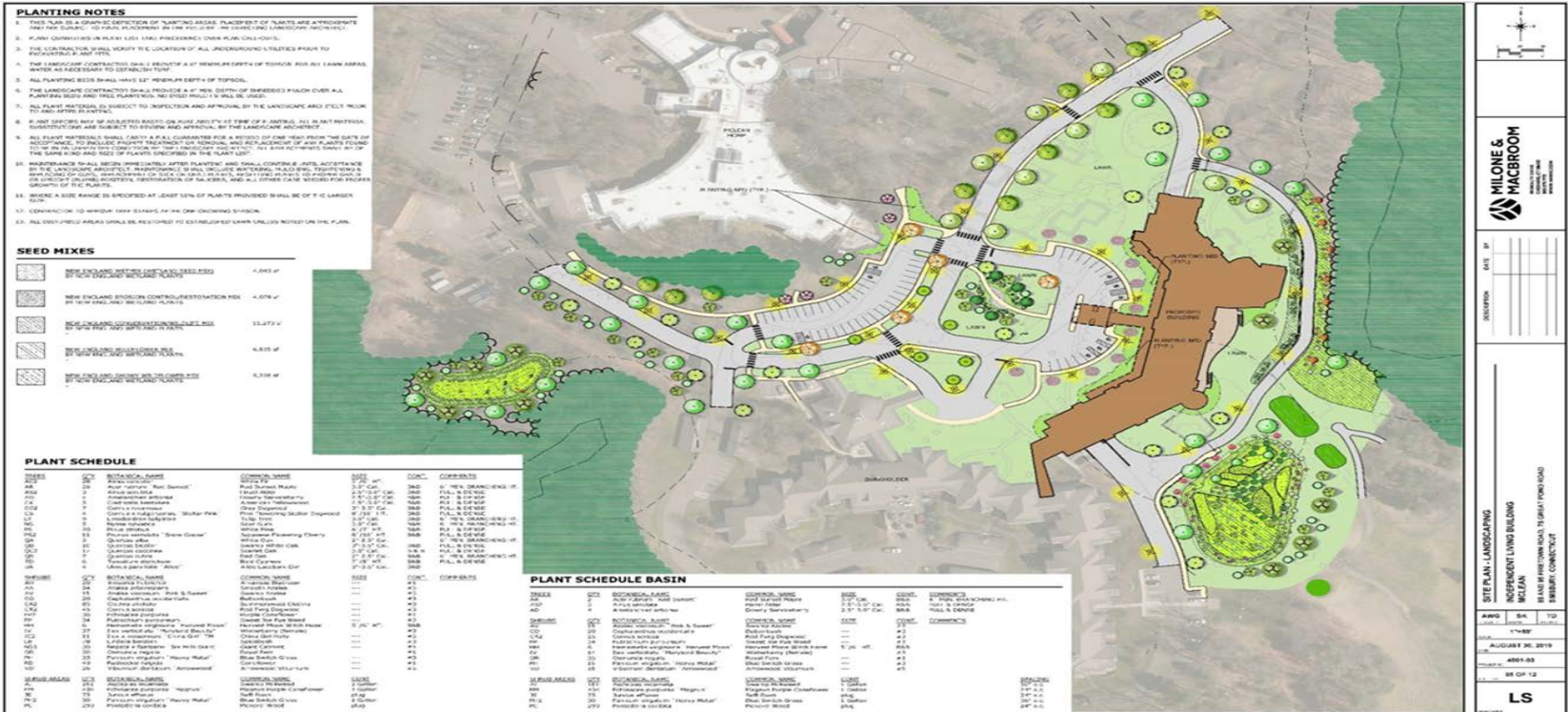


Townhouses Highcroft



- 12 of the 48 units have been granted certificate of occupancy

Maclean Independent Living

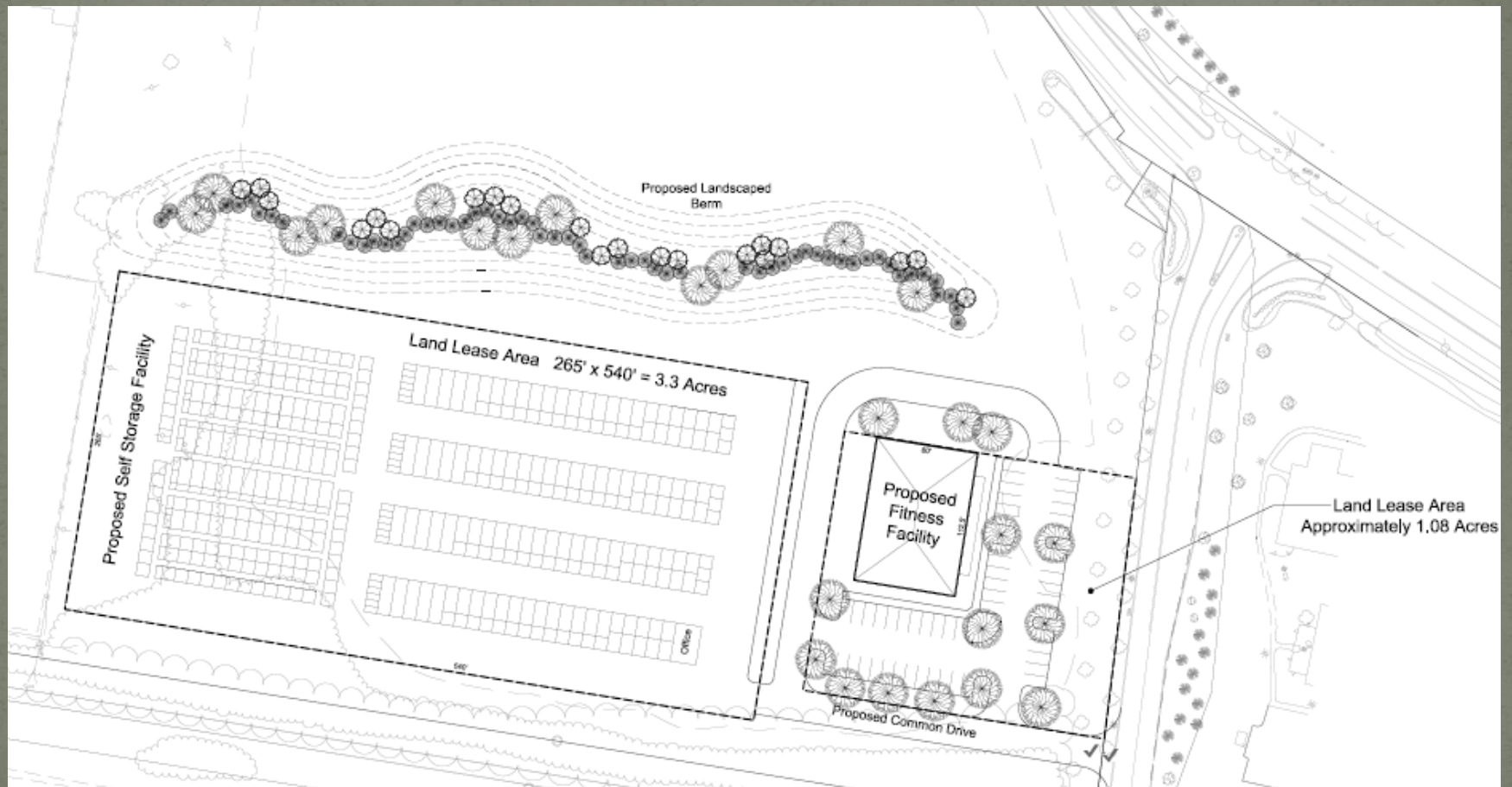


- All Approvals have been secured for this project. Site Work is expected to start the week of June 29,2020.

View from Hopmeadow CC

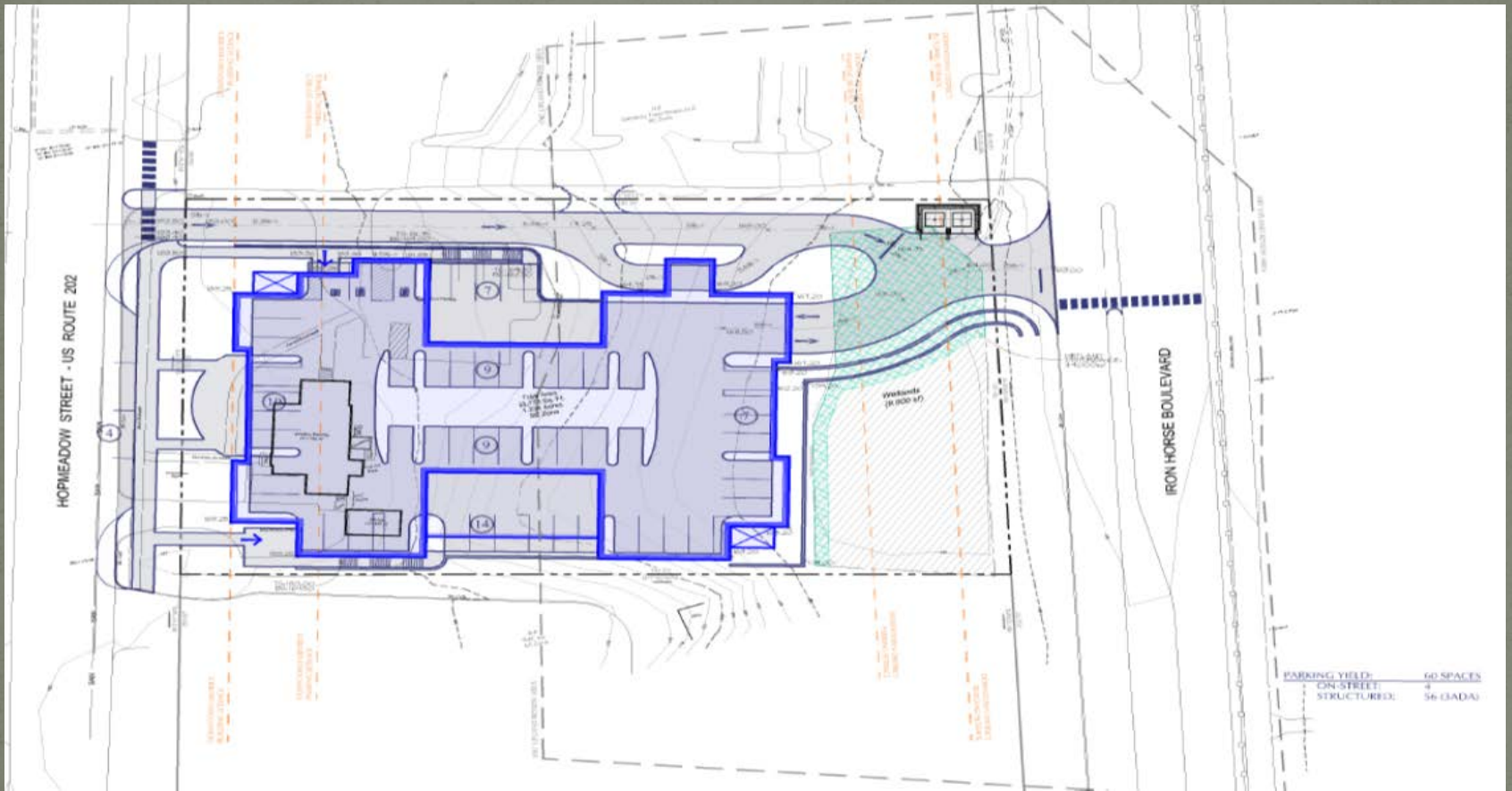


34 Hopmeadow Street



Re-Development : Preliminary

894 Hopmeadow Street



Permit Activity

- How has COVID affected building permit activity?

2020 Type of Permit Total # of Permits Construction Cost
3/17/20 - 5/5/20 (including pending permits)

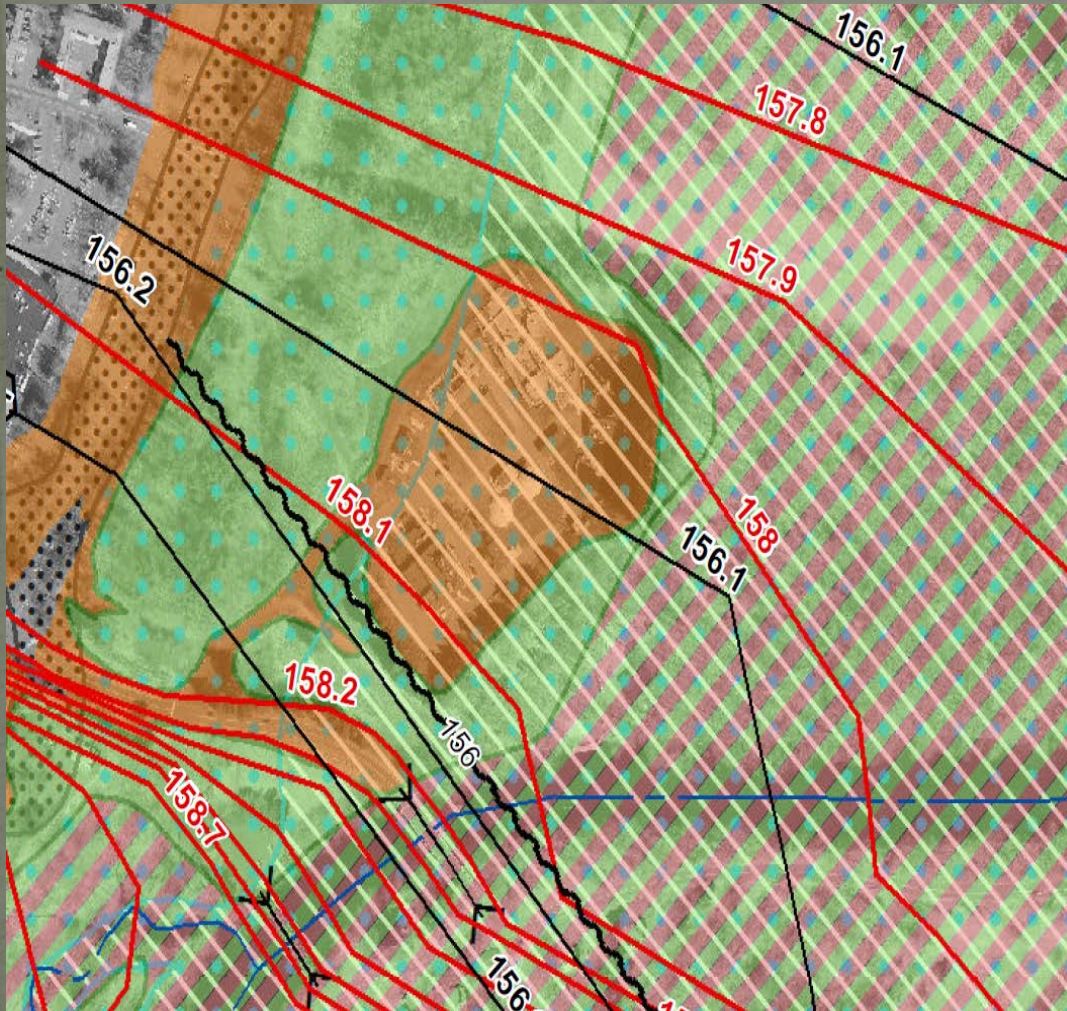
Building	104	\$2,982,155 (*11 new single fam/townhomes: 75 Great Pond Chapel renov)
Electrical	42	\$179,128
Mechanical	39	\$313,501
Plumbing	18	\$48,474
Gas	9	\$15,582
TOTAL	212	\$3,538,840

2019 Type of Permit Total # of Permits Construction Cost
3/17/19 - 5/5/19 (including pending permits)

Building	135	\$56,924,966 *Solar project \$43million; Henry James \$10.7 million
Electrical	46	\$304,475 *100 Old Farms solar \$160K
Mechanical	62	\$503,840
Plumbing	37	\$223,294 *690 Hopmeadow Plg for Apts \$152,000
Gas	5	\$9,900
TOTAL	285	\$57,966,475

\$3,954,475 (Minus big ticket items above)

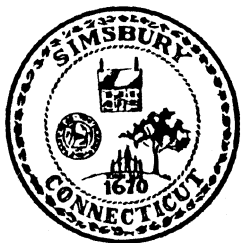
FEMA Map Update



- FEMA sent draft Flood Insurance Rate Maps to the Town of Simsbury.
- These are still preliminary and have not been adopted yet
- Elevation and limits of the floodplain have changed.
- The maps were updated after new surveys were completed and updated engineering based on the new survey data

Questions? Thank you.





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Economic Development Commission **Regular Meeting** **Minutes - DRAFT**

Wednesday, May 20, 2020 at 5:30pm

Call to Order

The meeting was called to order by Chairman Bob Crowther at 5:32pm. Commission members Peter Van Loon, Ron Jodice, Charmaine Seavy and Tom Earl were present. Ex officio members Maria Capriola, Town Manager, Bill Rice (Planning Commission) and Jackie Battos (Board of Selectmen), were also present. Staff members in attendance included Maria Capriola, Town Manager, Mike Glidden, Director of Planning and Community Development, Andrew 'Sherm' Sherman, Business Resource Center Coordinator and Thomas Fitzgerald, Management Specialist. Guests Morgan Hilyard (Chamber of Commerce) and Sarah Nielsen (Main Street Partnership) were also present.

Mr. Crowther introduced Morgan Hilyard as the new Executive Director of the Simsbury Chamber of Commerce to the group.

1) Long Term Recovery Committee

Ms. Capriola, Mr. Glidden, Mr. Crowther, Mr. Sherman and Mr. Earl gave the group an update on a webinar they attended about establishing a Long Term Recovery Committee for the town to deal with a focus on both business recovery as well as community recovery. This is an initiative the Governor has asked all Towns to create and models a formula used by the Federal and State governments after disasters like Hurricane Katrina and Superstorm Sandy.

2) Business Recovery

a) CCM Webinar RE: Business Recovery

Members who attended the webinar informed the group of what they learned.

b) Temporary Outdoor Dining for Restaurants

Mr. Glidden informed the group of his day visiting restaurants in town with other staff members to conduct inspections for preparation of outdoor dining due to the COVID pandemic. Mr. Glidden answered questions from the group about outdoor dining and the process.

c) Oral Report from Main Street Partnership

Ms. Nielsen reported on all the activities that Main Street Partnership has been doing for the businesses in town during the shutdown. The group thanked Ms. Nielsen for all her efforts.

d) Oral Report from Chamber of Commerce

Ms. Hilyard reported on what the Chamber of Commerce has been doing to adapt to the current climate. Ms. Hilyard explained how the Chamber has had to switch from face-to-face interaction to more virtual meetings and email blasts to help business leaders in town.

e) Oral Report from Business Resource Librarian

Mr. Sherman reported on what he and the Library have been doing during the shutdown.

3) Minutes

a) February 26, 2020

Mr. Jodice made a motion to approve the minutes as presented. Mr. Earl seconded the motion. All were in favor and the motion passed.

Adjournment

The meeting adjourned at 6:18pm.

Respectfully submitted,

Thomas Fitzgerald,
Management Specialist