



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

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## **Economic Development Commission**

Wednesday, June 22, 2022

5:30pm

**Virtual Format Only**

## **REGULAR MEETING AGENDA**

Call to Order

- 1) Minutes of April 27, 2022
- 2) Presentation: Development Update, George McGregor, Planning Director
- 3) Stakeholder and Liaison Updates
  - a. Main Street Partnership
  - b. Chamber of Commerce
  - c. Zoning
  - d. Design Review
  - e. Sustainability
  - f. DEI Council
  - g. Development Projects
  - h. Other
- 4) EDC 2021-2022 Work Plan Discussion and Assignments

Adjournment



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## Economic Development Commission Regular Meeting Minutes

Wednesday, April 27, 2022 at 5:30pm  
Held Virtually via Zoom

### **Call to Order**

The meeting was called to order by Chairman Bob Crowther at 5:34pm. Commission members Charmaine Seavy, Brooke Freeman, and Tom Earl were present. Staff members in attendance included Maria Capriola, Town Manager and Tom Fitzgerald, Management Specialist. Sarah Nielsen, Executive Director of the Simsbury Main Street Partnership, Rick Brush, Nicole Kodak and Cheryl Cook, were also present.

### **1) Minutes of February 23, 2022**

Mr. Earl made a motion to approve the minutes of February 23, 2022 as presented. Ms. Freeman seconded the motion. All were in favor and the motion passed unanimously.

### **2) Presentation: Diversity, Equity and Inclusion Council Housing Sub-Committee**

Members from Simsbury's Diversity, Equity and Inclusion Council's Housing Sub-Committee joined the Economic Development Commission to lead a discussion about housing and diversity of housing in Simsbury. Ms. Cook, Ms. Kodak, and Mr. Brush led the group in a discussion on inclusive housing in Simsbury and how housing and economic development are connected.

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

#### **a. Main Street Partnership**

Ms. Nielsen updated the group on outdoor dining in Town. Ms. Nielsen stated she is giving a cell phone coverage update to the Board of Selectmen at their May 9<sup>th</sup> meeting. There was discussion on the marketing project.

#### **b. Chamber of Commerce**

Mr. Crowther gave an update on the latest Government Affairs Committee meeting where the economic value of the greenway was discussed.

#### **c. Zoning**

None

#### **d. Design Review**

Mr. Crowther said there have been several meetings over the last few weeks.

**e. Sustainability**

Mr. Crowther said they are working on assembling all the items needed for the application that is due in August.

**f. SPIRIT**

Mr. Earl said the SPIRIT Council updated their name to the Diversity, Equity and Inclusion Council. Mr. Earl said they have several sub-committees but he has been focusing on the housing sub-committee as of late.

**g. Development Projects**

Mr. Earl and Mr. Crowther talked about a development project in town; Ms. Capriola said she will look into getting an update for the group.

**h. Other**

None

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

- Mr. Crowther said the marketing work plan was discussed earlier in the meeting with the Main Street Partnership update.
- Mr. Crowther informed the group that Business Outreach visits are resuming with multiple meetings coming up. They are a way to introduce the new Director of Planning to local businesses but also for EDC members and Town Staff to get to know the businesses and have in depth conversations about doing business in Simsbury.
- Mr. Crowther discussed with the group of possibly having the Chamber website, Main Street website and Town's EDC webpage all connect together. Ms. Seavy said that should be done with links on the webpages. Ms. Freeman described a project of bringing uniformity to website links or bringing an outline or plan on how to approach that task.

**Adjournment**

Ms. Seavy made a motion to adjourn the meeting at 6:45pm. Mr. Earl seconded the motion. All were in favor and the motion passed unanimously.

Respectfully submitted,  
Tom Fitzgerald  
Management Specialist

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# DEVELOPMENT UPDATE

## ECONOMIC DEVELOPMENT COMMISSION

### JUNE 22, 2022

GEORGE K. MCGREGOR, AICP



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## BY THE NUMBERS

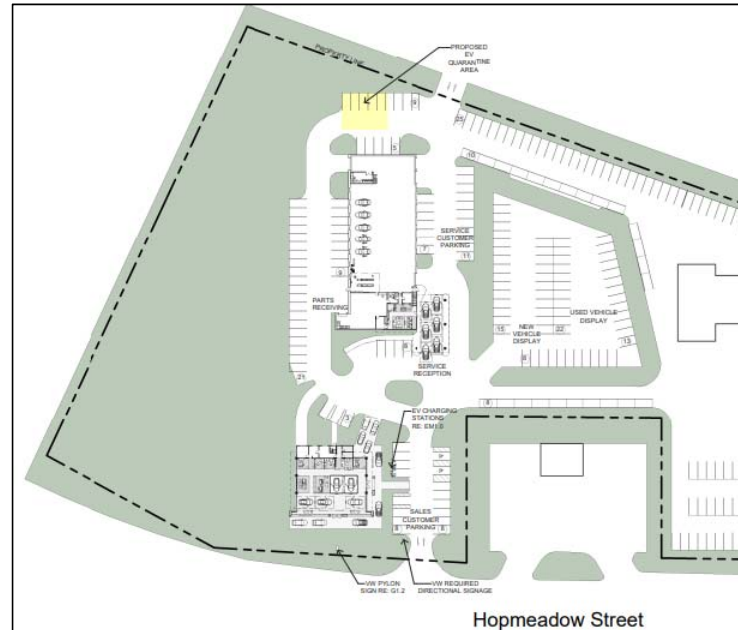
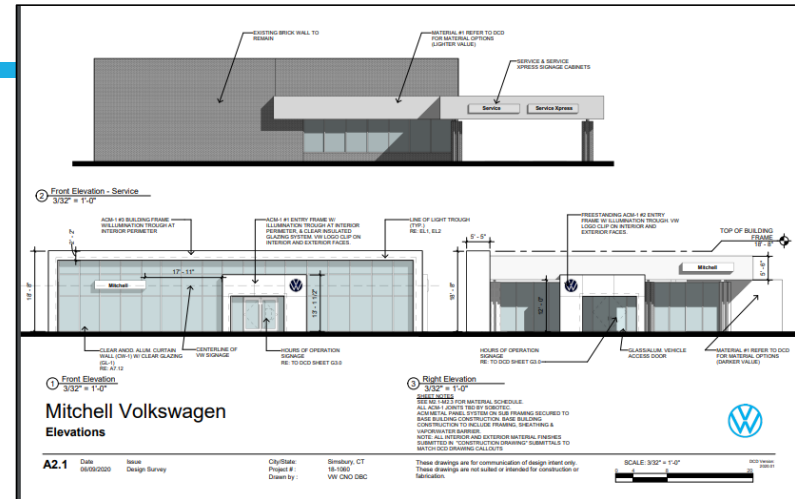
Fiscal Year	Total Planning Department Permits/Fees
FY 17-18	\$1,220,385
FY 18-19	\$1,278,958
FY 19-20	\$753,727
FY 20-21	\$1,339,359
FY 21-22 (through April)	\$643,817

# RIDGE AT TALCOTT MOUNTAIN



- 269 Units completed (of 299)
- 31 remaining
- Commercial shell building 1 complete
- 8,800 sf.ft. Commercial shell building 2 under construction

# MITCHELL VOLKSWAGEN 416 HOPMEADOW



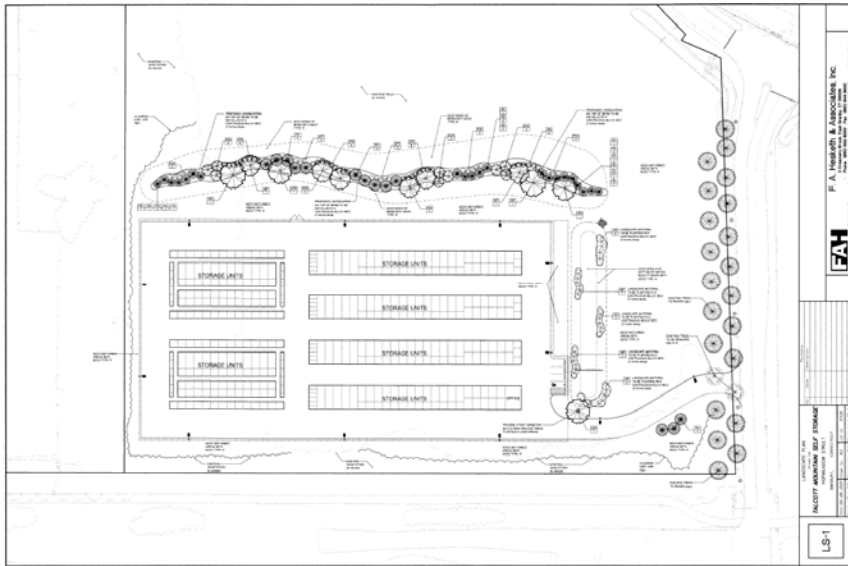
# IRON HORSE INN



- 969 Hopmeadow St.
- 25 Apartment Units



## TALCOTT MOUNTAIN SELF-STORAGE- 34A HOPMEADOW



55,000 sq.ft  
+300 storage units



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**MCLEAN—75 GREAT POND RD  
(50 SARAH LANE)**



54 Residential Units on  
The McLean Campus



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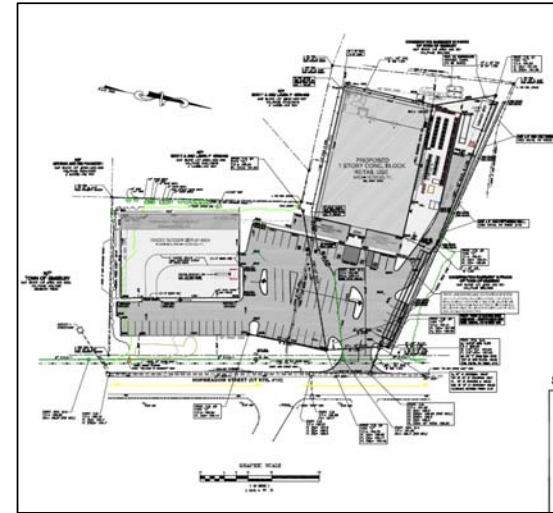
## UCONN HEALTH—ANDY'S CENTER SHOPS 828 HOPMEADOW



- UCONN Health
- Medical Offices
- 12,000 sq.ft.



## TRACTOR SUPPLY- 1603 HOPMEADOW ST.

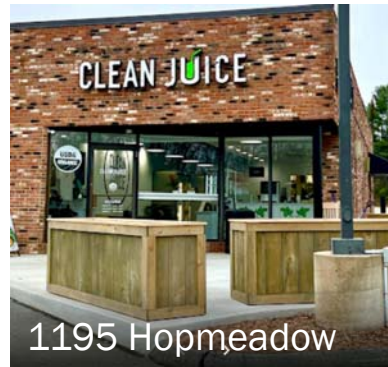


- 19,758 sq.ft. retail main building
- 13,000 sq.ft outdoor display

## SELECT SMALL BUSINESS STARTS



Groomingdale's Simsmore Sq.



1195 Hopmeadow



A Spoonful of Britain-Railroad St.



La Joya-Andy's Shops



Le Banh Patisserie  
Simsmore Sq.



100 Grist Mill Open Soon!



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## LAND USE COMMISSION ACTIVITY

- Planning Commission-POCD Updates
- Open Space
- Affordable Housing
- Fiscal Impacts
- Language Revisions
- Zoning Commission-Review
- Accessory Dwelling Units
- Cannabis Establishments
- Sign Ordinance Review





## **TOWN OF SIMSBURY OUTREACH**

- EBAD
- Dyno Nobel
- Mitchell Auto Group
- Fitzgerald's
- BWM Skating Center
- Curaleaf
- West Street Wines
- Phase Zero
- DE Jacobs

**2021-2022 EDC Work Plan – ADOPTED**

Work Stream	Task	Person/People
Marketing	Complete marketing materials refresh for tourism, real estate, and business recruitment purposes.	Brooke Freeman, Charmaine Seavy  Staff: Sarah Nielsen
Business Outreach	Continue to conduct business outreach with large businesses.  Implement visitation program for EDC members with smaller and medium sized businesses. <b>NEW</b>  Collect and track feedback.	Bob Crowther, Charmaine Seavy, Tom Earl, Ron Jodice  Staff: Maria Capriola, Melissa Appleby, Tom Fitzgerald
Business Outreach <b>NEW</b>	Create welcome letter and/or packet for new businesses, collaborating with key stakeholders. Reach out to new businesses monthly.	Carrie Meckel  Staff: Town Manager's Office, Sarah Nielsen, Morgan Hilyard
Business Outreach	Continue EDC member shadow program for development projects.	Tom Earl  Staff: Planning Director
Support Entrepreneurs <b>NEW</b>	Create updates to the economic development portions of the Town's official website. Once complete, conduct quarterly audit of information for relevance and accuracy.	Brooke Freeman, Charmaine Seavy  Staff: Melissa Appleby, Business and Career Center Coordinator
Support Entrepreneurs	Support infrastructure for entrepreneurs. Promote access to business resources, information, and infrastructure.	TBD, Ron Jodice  Staff: Business and Career Center Coordinator