



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday January 26, 2016 6:30 p.m.
Town Hall Conference Room**

Present: Commissioner Todd Anelli
Commissioner Terrence McAuliffe
Commissioner Ted Mannello
Commissioner Armando Paolino
Commissioner Mark Petrucci

Also Present: Architect Kevin Bennett
Reporter Bill Bittar
Richard Brown
First Selectman Ed St. John
Barry and Patricia Tarnowicz
Attorney Neal White

Absent: Commissioner Frank Mirovsky
Commissioner Joseph Mengacci

The meeting was called to order at about 6:32 p.m. by Terrence McAuliffe.

Pledge of Allegiance was said by all.

NEW BUSINESS

Southford Grocery Store – Architecture Review

Architect Kevin Bennett of Bennett Sullivan Associates told commissioners the proposed grocery store on 1000 Southford was being built for Barry and Patricia Tarnowicz, former owners of Southbury Food Center. He distributed a large color rendering of the building in its proposed setting, along with basement and sales floor blueprints and front, rear, and side elevation prints. Mr. Bennett said the framed steel, wood and concrete building would have 11,700-square-feet of sales area, 11,700-square-feet of basement with rear loading dock for trucks, and a small second floor office area. A small patio on the left will allow customers to sit outside and eat, but there will be no counter service. The exterior is heathered moss-colored HardiePlank (cement with wood appearance) siding with white trim and brick veneer on the front. All services and mechanicals will be in the back, according to Bennett, so the architectural rendering is what the building will look like in its setting. Customer parking will be along the front and sides with employee parking in the rear. He said the grocery was a good use for the site because there was no other food service nearby for the amount of housing in the area.

Commissioner Todd Anelli recommended any bottle deposit equipment be out of sight. Mr. Tarnowicz told Commissioner Armando Paolino he was interested in the tax abatement program and First Selectman Ed St. John commented he had discussed the program and the application process with him. There will be about fifty full and part-time employees according to Mr. and Mrs. Tarnowicz.

MOTION by Ted Mannello to approve the architecture of the proposed building and send a letter to P&Z, SECOND by Armando Paolino and unanimously voted.

550 Middlebury Road Gas Station – Architecture Review

Land use attorney Neal White of Cramer & Anderson, Litchfield, thanked commissioners for putting a review of the former Ford's gas station on the agenda at the last moment. He distributed a site plan and large photos of the existing station altered to illustrate the future appearance. Mr. White said the new owner, Mir Sabbir Ahmed D/B/A Sabbir Properties, LLC of Terryville, owns and operates multiple locations in Western Connecticut, with many years of experience. He said his Sabbir Properties looks for distressed locations formerly doing gas and automobile service and fixes it up and makes it look nice as a gas and convenience station. He said the photo renderings were similar to his existing stations, with a shielding in the back for dumpsters, etc. He said the CITGO brand is often used which has high standards for building appearance.

In comments from commissioners, Ted Mannello told White the current station was an eyesore in a village district of Middlebury where architecture standards were critical. He asked for an architectural rendering of what the building will look like, with materials and colors. Commissioner Todd Anelli said it was important to get a better understanding of all angles of the property, specifically because of where it's positioned and the lot behind it. Ted Mannello recommended Sabbir Properties consider a pitched roof canopy matching the building, similar to one recently approved. Chairman Terry McAuliffe asked for details on plantings and curb cuts. First Selectman Ed St. John said the plan was an improvement over what's there, but the canopy and the building need an architectural touch to give it a little flavor. St. John commented on the need for sidewalks and Commissioner Armando Paolino suggested White review the designs of other buildings coming into the area to get that flavor.

Mr. White asked to be placed on the agenda for the next meeting and agreed to bring more detailed drawings to answer concerns and better illustrate the new station

OLD BUSINESS

EIDC Web Site

Chairman Terry McAuliffe said he had spoken to Newtown's EDC Chairman about their web site design and also found they were paying to use the LOOPNET service. No work has been done on a new site.

Streetscape RFP

Ed St. John commented the RFP had gone out for bids and said he expected some good proposals.

MOTION TO ADJOURN by Mark Petrucci, SECOND by Armando Paolino and unanimously voted at about 7:35 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members