



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday August 23, 2016 6:30 p.m.  
Town Hall Conference Room**

**Present:** Commissioner David Cappelletti  
Commissioner Frank Mirovsky  
Commissioner Ted Mannello  
Commissioner Terrence McAuliffe  
Commissioner Mark Petrucci

**Also Present:** Attorney Michael McVerry  
Patrick Bayliss

**Absent:** Commissioner Todd Anelli  
Commissioner Armando Paolino

### CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Terrence McAuliffe.  
Pledge of Allegiance was said by all.

### APPROVAL OF MINUTES

Ted Mannello MOTIONED to approve the July 26, 2016 minutes, SECOND by Mark Petrucci and unanimously voted.

### TAX INCENTIVE APPLICATION

Tax Incentive Application by O2 Concepts, LLC, Newtown.

Commissioners reviewed the application and found several pieces of information missing in the "Additional Information" section. The missing items were: Pending litigation, financial statements, Certificate of legal existence, Copy of lease, Last five years real estate and property tax payments, Last five years sewer and water payments.

After some discussion on whether to approve the application pending receipt of those attachments, the commissioners agreed to wait for them to be resubmitted and then vote at a future meeting.

## ARCHITECTURAL REVIEW

### Architectural Review – Maxwell Sunshine, LLC Car Wash

Attorney Michael McVerry and County Line Carriage owner Patrick Bayliss used conceptual drawings to describe the conversion of the old Suzuki dealership at 2160 Straits Turnpike into a public car wash by adding a building to the front on the south side. Bayliss discussed the landscaping and traffic flow. McVerry discussed the changes being proposed to use Watertown water and sewer, and he discussed the approvals needed by Middlebury Zoning Board of Appeals, Conservation Commission and Planning & Zoning. Bayliss estimated the cost of the conversion at more than \$1 million.

After some discussion David Cappelletti MOTIONED to approve the car wash as being architecturally consistent with the area and economically beneficial to Middlebury, SECOND by Ted Mannello and unanimously voted.

## OLD BUSINESS

Economic Development web site status. Terry McAuliffe told members the web site [middleburyeconomicdevelopment-ct.org](http://middleburyeconomicdevelopment-ct.org) had enough content to be published on the internet and linked to the town web site and search engines. Members agreed it looked good. McAuliffe pointed out that the attractive list of properties shown on the web site came from a CERC search, but was not live. After some discussion, members agreed for McAuliffe to find a low cost way of making the property list live and clickable.

MOTION TO ADJOURN by Frank Mirovsky, SECOND by Ted Mannello and unanimously voted at about 7:55 pm.

Respectfully submitted,

Terrence McAuliffe

Attachments:

Chairman—Economic Development Commission  
cc. Town Clerk, Barbara Whitaker, Commission Members