



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Special Meeting, Tuesday December 19, 2017 6:30 p.m.  
Town Hall Conference Room**

**Present:** Commissioner Terrence McAuliffe  
Commissioner Anthony Minchella  
Commissioner Frank Mirovsky  
Commissioner Armando Paolino  
Commissioner Mark Petrucci

**Also Present:** Dr. Dean Yimoyines  
Dean Yimoyines, Jr.  
Attorney Michael McVerry  
Architect Alphonse Kuncas, Jr.  
Engineer Emily M. Jones

**Absent:** Commissioner David Cappelletti  
Commissioner Ted Mannello

### CALL TO ORDER

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

### APPROVAL OF MINUTES

Mark Petrucci MOTIONED to approve the November 28 minutes, SECOND by Anthony Minchella and unanimously voted.

### NEW BUSINESS

#### 1067 Southford Road Addition – Architecture Review

Attorney Michael McVerry and owner Dr. Dean Yimoyines discussed an 18,590 square-foot addition planned for the Middlebury Consignment Annex business currently occupying the building formerly known as the Golden Age of Trucking Museum. Members reviewed site plans and a visualization of the proposed addition.

Frank Mirovsky MOTIONED to approve the proposed addition and landscaping which will match the look of the former Trucking Museum. SECOND by Armando Paolino and unanimously voted.

### 189 Straits Turnpike – Architecture Review

Architect Alphonse P. Kuncas, Jr. of Kuncas Associates, LLC and Professional Engineer Emily M. Jones of Civil1 discussed the design and site plans for a 12,500-square-foot building at that location. After some discussion they were advised to come back with more specific details for the materials to be used for the outside of the building, and the colors. They were also asked for a color perspective drawing of the building as seen from the roadway, and they were shown a number of drawings hanging in the Selectmens corridor that had been produced at low cost for earlier reviews. They were asked for landscaping plans and for a reference to the sidewalk/greenway planned for the opposite side of Straits Turnpike.

### OLD BUSINESS

- Tax Incentive Program expansion

Armando Paolino discussed new brackets to expand the current program so it would appeal to larger investments. He will prepare revisions for the next meeting.

- EDC funding of Southbury, Woodbury, Newtown and Oxford.

Frank Mirovsky provided an update on the approaches these towns are taking to the category called Economic Development.

- Drones.

Anthony Minchella said he would attempt to find students or others who might be interested in recording drone footage of Middlebury for marketing purposes. Armando Paolino offered to check with local colleges.

- Grants

Mark Petrucci agreed to search for grants that might be available for upcoming projects.

MOTION TO ADJOURN by Armando Paolino, SECOND by Frank Mirovsky and unanimously voted at about 7:30 pm.

Respectfully submitted,

Terrence McAuliffe

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