



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday January 23, 2018 6:30 p.m.
Town Hall Conference Room**

- Present:** Commissioner Terrence McAuliffe
Commissioner Ted Mannello
Commissioner Frank Mirovsky
Commissioner Armando Paolino
Commissioner Mark Petrucci
- Also Present:** Architect Alphonse Kuncas, Jr.
Engineer Emily M. Jones
Theo Anastasiadis
Marj Needham
- Absent:** Commissioner David Cappelletti
Commissioner Anthony Minchella

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

Frank Mirovsky MOTIONED to approve the December 19 minutes, SECOND by Mark Petrucci and unanimously voted.

OLD BUSINESS

189 Straits Turnpike – Architecture Review

Architect Alphonse P. Kuncas, Jr. of Kuncas Associates, LLC and Professional Engineer Emily M. Jones of Civil-1 discussed the design and site plans for a 12,500-square-foot building at that location. Although final shake siding colors had not been selected, Mr. Kuncas said earthtones would be used and the building would look substantially the same as the illustration. The roof design would hide mechanicals from being seen from the front and sides. Mr. Kuncas agreed to send an electronic copy of the visualization to the commission. Ms. Jones said construction would minimally affect the right of way, allowing for a possible sidewalk or greenway extension.

Ted Mannello MOTIONED to approve the architecture of the proposed building, as presented in the illustration, SECOND by Frank Mirovsky and unanimously voted.

DISCUSSION

Theo Anastasiadis, co-owner of Pies and Pints, discussed his experience in purchasing the former Perrotti Pizza in 2011 and improving it into a popular restaurant and pub business, well known beyond just Middlebury. He said he experienced no significant problems with construction or sign permits, but noted many people asked him if the town had given him trouble.

Mr. Anastasiadis said it would have been helpful if someone from the town had arranged to meet him after he had purchased the business, to guide him through the permit processes. He said a "resource center" and/or town business contact person would be useful, someone who would do more than just attend grand openings.

He said he could use more parking, and if zoning allowed he would like to get a big sign at the intersection of Middlebury Road and West Street so hungry visitors from Quassy would know he was there. He called Woodbury the "mecca" of the restaurant business, but noted many Woodbury people stop for a pizza when they pass by.

He told members he and his business party had purchased the nearby Middlebury Hamlet and intended to fix the leaking roof, arrange for a better water supply, improve the business sign, and get tenants for the currently empty second floors. In the future he said he might apply for permits to convert some of that space to apartments.

He said a better "social media presence" for the town would be helpful so his events and specials would be better promoted, as they are in some other towns.

OLD BUSINESS, CONTINUED

- Tax Incentive Program expansion and application requirement change.

Armando Paolino discussed adding a new bracket to expand the current program so it would appeal to larger investments. He proposed adding a fourth bracket, starting at \$6,000,000 with a five year tax incentive starting at 70% and decreasing 10% in the succeeding four years. After discussion, members agreed Mr. Paolino should rewrite the policy document for review at the next meeting and Mr. McAuliffe should discuss the update procedure with the First Selectman.

Terry McAuliffe proposed eliminating the requirement for detailed financial statements in the application process. He said financial information was confidential in many companies, making public exposure problematic. Since the tax incentive comes more than a year after the business expands, the town has no risk because it isn't advancing any money. After discussion, members agreed the requirement should be removed in an upcoming update.

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

Frank Mirovsky said he would send his information to Mr. McAuliffe.

- Drones.

No report.

- Grants

Mark Petrucci said he had learned about STEAP grants and was recommended to see Ed. St. John to find additional sources of information and helpful people.

MOTION TO ADJOURN by Armando Paolino, SECOND by Ted Mannello and unanimously voted at about 8:15 pm.

Respectfully submitted,

Terrence McAuliffe

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