



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday February 25, 2020, 6:30 p.m.  
Town Hall Conference Room**

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

**Also Present:** Paul Szymanski

**Absent:** Commissioner David Cappelletti  
Commissioner Anthony Minchella  
Commissioner Armando Paolino

### **CALL TO ORDER**

The meeting was called to order at about 6:30pm.  
Pledge of Allegiance was said by all.

### **ARCHITECTURE REVIEW – Personal Services Building, Benson Road**

Professional Engineer Paul Szymanski used a lot plan and illustrations package to show the location of two new buildings of 7,000 and 7,900 square feet with two floors above grade facing Benson Road as well as a walk out basement facing the rear of the property. He described the use as a multiple unit “concierge warehouse” to be used for climate-controlled storage of higher-end goods.

The 4.3-acre property is in the Gateway District, across from the PIC building and near the entrance to the former Chemtura complex. The prefabricated metal siding will be sandstone beige or light gray with a brick veneer office portion. Garage doors at ground level will be roll-up of similar appearance to residential garage doors. The property is entered only from Benson Road and is surrounded by hedges and extensive landscaping. In discussion, the commissioners agreed it was a good fit for the Gateway District.

At the conclusion of the review process, a MOTION was made by Mark Petrucci, SECOND by Ted Mannello and unanimously voted by all members to forward approval to the Planning and Zoning Commission.

## **APPROVAL OF MINUTES**

Frank Mirovsky MOTIONED to approve the Jan. 28 minutes, SECOND by Ted Mannello and unanimously voted.

## **OLD BUSINESS**

### **Discussion: Cost effectiveness of the current EIDC web site**

Chairman McAuliffe said he had spoken with Ed St. John on the matter but no action has yet been taken.

### **Discussion: Proposal to modify Tax Abatement Policy Section 2 – ELIGIBILITY**

Assessor Chris Kelsey is scheduled to attend the March meeting to discuss the matter.

## **PROCEDURAL MATTERS**

Ted Mannello agreed to review the five-year-old Commercial Development Guide with town officials and provide updates as needed for republication to Chairman McAuliffe on or before the March meeting.

## **ADJOURNMENT**

Ted Mannello MOTIONED to adjourn, SECOND by Frank Mirovsky and unanimously voted at about 7:07 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Chris Kelsey, Commission Members

Attachments:

Letter of recommendation for Paul Szymanski to Planning and Zoning commission

**ATTACHMENT**



# **TOWN OF MIDDLEBURY**

## **Economic and Industrial Development Commission**

### **Architectural Review Design Plans for "Personal Services Building" Benson Road Investors, LLC., 99 Benson Road, February 25, 2020**

#### **Memo to: Terry Smith, Chairman, Planning and Zoning Commission.**

On Tuesday February 25, 2020, the Economic and Industrial Development Commission met to review the architectural design for the proposed construction of a multiple unit "concierge warehouse" to be used for climate-controlled storage of higher-end goods in a secure managed environment at 99 Benson Road.

Professional Engineer Paul Szymanski used a lot plan and illustrations package to show the location of two new buildings of 7,000 and 7,900 square feet with two floors above grade facing Benson Road as well as a walk out basement facing the rear of the property. The 4.3-acre property is in the Gateway District, across from the PIC building and near the entrance to the former Chemtura complex. The prefabricated metal siding will be sandstone beige or light gray with a brick veneer office portion. Garage doors at ground level will be roll-up of similar appearance to residential garage doors. The property is entered only from Benson Road and is surrounded by hedges and extensive landscaping. In discussion, the commissioners agreed it was a good fit for the Gateway District.

At the conclusion of the review process, a motion was made and the resulting vote by EIDC unanimously approved his proposed building design and site plan.

Submitted by:

Terry McAuliffe, Chairman

cc: Paul Szymanski  
Terry Smith, Chairman Planning and Zoning Commission  
Commission Members