



TOWN OF MIDDLEBURY

Economic Development Commission

Regular Meeting Minutes, Tuesday November 24, 2020, 6:30 p.m.
ZOOM Teleconference. Share recordings with viewers:

https://us02web.zoom.us/rec/share/D-6jtSUCqr1DvDTHsFEIjA9Z7tWhsCH18WD8FwxQLVsfDpl3HerpARgdYTu1uV_y.1xlghCIM8KbsudQi
Passcode: v3%tRPm&

https://us02web.zoom.us/rec/share/Ohtfw2NK6N6mlHasBavBLZ9mBUdCT5u_yGOBG0dyStUsi8B871pNwzmoTOlJJ6Wy.H-deNNs2is1bZ8nv
Passcode: =+1C+JqA

Present: Chairman Terrence McAuliffe
Commissioner David Cappelletti
Commissioner Anthony Minchella
Commissioner Mark Petrucci

Also Present: Emily Jones
Kyle Richards
Alphonse Kuncas
Jason Scozzafava
Linda Zukauskas, Voices

Absent: Commissioner Ted Mannello
Commissioner Frank Mirovsky
Commissioner Armando Paolino

CALL TO ORDER

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

DISCUSSION

Chairman McAuliffe introduced guest Kyle Richards, Director, Metro Realty Group in Farmington, a full-service land development company. Mr. Richards summarized his firm and its developmental expertise in site selection, permitting, construction, management, maintenance and leasing. His company is the long-term owner and capital investor of many properties, thirty-five at present, which he said led to long term quality.

He described the first 20,000 sq-ft medical office at Exit 39 in Farmington near UCONN Health Center, which he said was originally thought to be a limited effort, but which he said grew and grew to nine buildings, almost 400,000 sq-feet. That location became an accepted area to consume medical services.

He shared why Middlebury made sense for his medical office projects, and he compared it to the Farmington situation. Farmington benefits from its location near Hartford's great hospitals, but provides a more appealing place for other than acute care. He said the Straits Turnpike location shares the same attributes with Waterbury's hospitals.

Mr. Richards said he had a proven two-building, single-story design proposal for Middlebury with easy central entrance, drop-off points, flat access, and short walks.

He summarized Middlebury's selection in four bullets:

- Highway proximity
- Convenience to other towns
- Proximity to acute care centers (Waterbury vs. Hartford)
- Tax Burden (Farmington vs. Blue Back)

Mr. Richards referred to the city hospitals as "acute care centers", which made use of multiple remote "ambulatory offices" which fed surgeries and in-patient procedures to the hospitals in the communities in which they serve. Those "ambulatory offices" provide follow-up and feeding of patients to the hospital OR's. He said city hospitals were somewhat off-putting, with parking garages and difficult access, while the suburban "ambulatory offices" were more convenient, more attractive, and more pleasant for visitors.

Having a reasonable mil rate and assessments and being outside of the cities is absolutely paramount. The property taxes are passed to the tenant, which can be tens of thousands of dollars or more per year.

He closed by saying Middlebury has been easy to work with. He told Anthony Minchella there seemed to be demand for more development in this desirable location in the Waterbury market. He said the supply of ambulatory medical offices in the Waterbury area was very poor. He also told Anthony Minchella that Middlebury was preferable to Oxford because of access, saying that Park Road, leading from Straits Turnpike to both Waterbury Hospitals was excellent. He said he expected some existing Waterbury offices to relocate.

Mr. Richards also noted that Middlebury was attractive, had a certain cachet, and was well managed fiscally.

ARCHITECTURE REVIEWS

1556 Straits Turnpike. Civil Engineer Emily Jones described the conversion of a single-family house on Straits Turnpike into a Commercial Animal Hospital. She, and Architect Alfonse Kuncas, used elevation drawings, site plans, and a conceptual rendering to describe the proposed building and grounds.

During discussion, Ms. Jones said that a three-foot retaining wall would be constructed to raise the front yard for construction of parking spaces. The rendering did not specify the look of the wall, nor the materials to be used. After discussion with owner Jason Scozzafava on prevailing stone walls nearby, an illustration of "Flagstone Allegheny Retaining Wall Blocks" in Ashland color was shown and specified. The building will be Vinyl Shake in Vintage Taupe as shown in a manufacturer's brochure.

MOTION by Anthony Minchella, SECOND by Mark Petrucci to send a letter to P&Z recommending the building pending receipt from Emily Jones of (1) The colors and materials for the house, using a manufacturers sheet or brochure image, and (2) the retaining wall name and color, from a manufacturer's brochure image. Unanimous approval.

92 Turnpike Drive. Civil Engineer Emily Jones described the location of the lot and the nearby businesses. The lot requires extensive rock removal, about 46,000 cubic yards. The proposed steel Butler Building is single story of about 3,750 square-feet with parking in front and garage bays in back, with overflow parking. The owner is Connecticut Topsoil, a landscaping business with trucks and equipment. She showed site plans and elevations. The building will have a polymer finish with high solar index. After discussion Ms. Jones agreed to provide a perspective drawing of the completed building, showing plantings, parking, retaining walls along with the color choices.

OLD BUSINESS

Web site issues. No report. CFO Robin Scanziale has said the work would take a long time.

Comparison of commercial properties and leases. Mark Petrucci provided a brief update on competitive town prices. He reported that there was no general "number" that could compare prices, because properties varied according to size, location, quality, and other factors. Customer-serving locations cost more than pure industrial. Middlebury doesn't have the inventory of sizes and commercial suitability that other towns like Oxford and Southington do. He agreed to continue gathering information for future discussion.

Study of grease trap regulations. David Cappelletti reported that Middlebury does not allow so-called "little dipper" grease traps as other towns do. Litchfield and Watertown do. The inspectors go out yearly to inspect. He said WPCA is concerned that grease destroys the sewer system. The stricter regulations were a source of complaints.

Chairman McAuliffe said he would record this difference in the minutes and bring the question to the WPCA, noting that it was EDC's responsibility to make commercial development easier, by working with other boards.

ADMINISTRATIVE BUSINESS

Set meeting times for 2021. MOTION by Anthony Minchella, SECOND by Mark Petrucci to keep the current meeting time and schedule as Fourth Tuesday of every month at 6:30 pm.

NEW BUSINESS

Town-owned land behind Four Corners shopping center and Ledgewood Park.

Chairman McAuliffe told members about the proposed zone change of properties along Middlebury Road between Tyler Crossing and Ledgewood Park to permit small offices.

He said a related idea, to increase business in Middlebury Center consistent with the Plan of Conservation and Development, would be to consider the sale of land-locked town-owned land between Ledgewood Park and the Four Corners Shopping Center. Such a sale, he said, could allow expansion of that shopping center so that other retail stores could provide a shopping destination many residents say Middlebury lacks. McAuliffe said he wanted to be very transparent about the discussion, because the most likely buyer of the land-locked property would be Joe Dinova, owner of Four Corners.

David Cappelletti asked whether the property had restrictions on its sale, and Anthony Minchella agreed with the idea of bringing the proposed sale to the Board of Selectmen to pursue further.

ADJOURNMENT

David Cappelletti MOTIONED to adjourn, SECOND by Anthony Minchella and unanimously voted at about 8:29 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members

attachment: Letter to Terry Smith, chairman of P&Z, re: 1556 Straits Tpke.



TOWN OF MIDDLEBURY

Economic Development Commission

Architectural Review
Design Plans for 1665 Straits Turnpike
November 24, 2020

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

On Tuesday November 24, the Economic Development Commission met to review the architectural design for conversion, expansion, and remodeling of a single-family house on 1665 Straits Turnpike into a Commercial Animal Hospital.

Architect Alphonse P. Kuncas, Jr. of Kuncas Associates, LLC, Professional Engineer Emily M. Jones of Civil-1, and owner Jason Scozzafava discussed the design and site plans for the expanded house at that location. Members reviewed site plans and a color visualization of the proposed building and grounds, and discussed building materials, colors, and the front retaining wall.

A condition of approval was receipt of manufacturers spec sheets illustrating the chosen colors and materials. These were received and are attached.

At the conclusion of the review process, a motion was made and the resulting vote by EDC unanimously approved the proposed building and landscaping as presented to the commission.

Submitted by:

Terry McAuliffe, Chairman

cc: Terry Smith, Chairman Planning and Zoning Commission
Architect Alphonse Kuncas, Jr., Emily Jones, Jason Scozzafava
Commission Members



Embrace Animal Hospital

1556 Straights Turnpike Middlebury, CT

View From Corner: Joanne Drive & Straights Turnpike



November 24, 2020

Upright Stone Wall from Capital Quarry Materials LLC

- **Second option:** a more vertical wall construction will be used if space between the edge of the parking lot and the boundary with Straits Turnpike is not sufficient to construct a natural field stone retaining wall.
- the stones remain the same



VinylShake.com



Foundry Split Shake #820
Color: Vintage Taupe

Vinylshake.com

Vintage Taupe

Blueberry
(253)

Lite Khaki
(095)

Oak Leaf
(658)

Deep
Granite
(692)

Smoke
Gray (528)

Musket
Brown
(594)

ne
)

Papaya
(640)

Warm
Yellow
(524)

Eastern
Gray (258)

Vanilla
Bean (804)

Golden
Straw (806)

Sandalwood
(821)

Harvest
Wheat

Moon
Rock (826)

Colonial
Gray (827)

Rustic
Brown

Red Cedar
(834)