



# TOWN OF MIDDLEBURY

## Economic Development Commission

**Regular Meeting Minutes, Tuesday December 22, 2020, 6:30 p.m.**

**ZOOM Teleconference. Share recording with viewers:**

[https://us02web.zoom.us/rec/share/6Nc4NcovEbbTG5kLsiXclk74vjH4KzuSLOBkV\\_i9eL-sPI30Q671kRvcSE3ybdui.1fzEsrVMpZYTywIL](https://us02web.zoom.us/rec/share/6Nc4NcovEbbTG5kLsiXclk74vjH4KzuSLOBkV_i9eL-sPI30Q671kRvcSE3ybdui.1fzEsrVMpZYTywIL) Passcode: x54KArB\*

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

**Also Present:** Emily Jones  
Kyle Richards  
Linda Zukauskas, Voices

**Absent:** Commissioner Ted Mannello  
Commissioner Frank Mirovsky

### **CALL TO ORDER**

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

### **Approval of minutes of Nov. 24 meeting.**

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

### **Architecture Review - 1865 Straits Turnpike – Medical Office Buildings, Metro Realty Group**

Developer Kyle Richards of the Metro Realty Group, Farmington, used lot plans, elevations, and a color rendering to show the location of the buildings, parking, lighting, services, landscaping, and access ways of two buildings to be built at the intersection of Park Road and Straits Turnpike. The twin 21,000-square-foot single story buildings will be of brick with cement and synthetic cement trim, essentially the same as a building they constructed at 55 South Road in Farmington.

At the conclusion of the review process, a MOTION was made by Anthony Minchella, SECOND by Armando Paolino and unanimously voted to recommend the proposed building design and site plan.

### **Architecture Review – 92 Turnpike Drive – Steel Commercial Building, Connecticut Topsoil, LLC**

Professional Engineer Emily Jones of Civil1, Woodbury, used lot plans, elevations, and a color rendering to show the location of the building, parking areas, lighting, services, landscaping, and access ways for the building which is in the LI-200 zone. The 3,750-square-foot single story building will be of steel construction with polymer finish colors as shown in the attached illustration.

At the conclusion of the review process, a MOTION was made by Anthony Minchella, SECOND by Armando Paolino and unanimously voted to recommend the proposed building design and site plan.

### **Review of the tax incentive application by Metro Realty Group, Ltd. for participation in Middlebury's Tax Incentive Program for a Medical Office Complex at 1685 Straits Turnpike**

Kyle Richards reviewed the tax abatement application with commissioners, saying the facility, when completed, would create about 42 total good paying jobs. He estimated total project costs to be about \$5 million, plus about \$500,000 in personal property values. This would qualify the company for our highest tier of tax abatement. Mr. Richards said the land had not yet been leased or purchased, but he wanted to secure the tax abatement agreement as an inducement to future tenants. The commission agreed to stipulate as a condition of approval that the land would be purchased or leased prior to the scheduling of a Special Town Meeting.

After discussion and finding the application complete, Mark Petrucci MOTIONED to forward the application to the selectmen's office with a recommendation that the commission's review is complete and the applicant is in conformance with our policy, SECOND by Armando Paolino and unanimously voted.

### **OLD BUSINESS**

Proposal to extend tax incentive program to another tier. Chairman McAuliffe proposed a fourth tier of the program that would be a linear extension of the tax abatement schedule to improvements above \$5 million. He contrasted the proposal with a similar proposal made by Armando Paolino in 2018 that was not acted upon. After discussion, McAuliffe agreed to distribute a draft for commissioner review.

**NEW BUSINESS – N/A**

**PUBLIC COMMENTS N/A**

**ADJOURNMENT**

Armando Paolino MOTIONED to adjourn, SECOND by Anthony Minchella and unanimously voted at about 7:30 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members

attachments:

Letter to Terry Smith, chairman of P&Z, re: 1865 Straits Tpke.  
Letter to Terry Smith, chairman of P&Z, re: 92 Turnpike Drive  
Tax abate review memo re: 1865 Straits Tpke



# **TOWN OF MIDDLEBURY**

## **Economic Development Commission**

### **Architectural Review**

#### **Design Plans for “Medical Office Buildings”**

#### **Metro Realty Group, 1685 Straits Turnpike, December 22, 2020**

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

On Tuesday December 22, 2020, the Economic Development Commission met to review the architectural design for the proposed construction of two medical office buildings at 1685 Straits Turnpike.

Developer Kyle Richards of the Metro Realty Group, Farmington, used lot plans, elevations, and a color rendering to show the location of the buildings, parking, lighting, services, landscaping, and access ways at the intersection of Park Road and Straits Turnpike.

The two twin 21,000-square-foot single story buildings will be of brick with cement and synthetic cement trim, essentially the same as a building they constructed at 55 South Road in Farmington.

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

Submitted by:

Terry McAuliffe, Chairman

cc: Kyle Richards  
Terry Smith, Chairman Planning and Zoning Commission  
Commission Members

attachment: color rendering



# TOWN OF MIDDLEBURY

## Economic Development Commission

Architectural Rendering





# **TOWN OF MIDDLEBURY**

## **Economic Development Commission**

### **Architectural Review**

#### **Design Plans for “Steel Commercial Building”**

**Connecticut Topsoil, LLC, 92 Turnpike Drive, December 22, 2020**

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

On Tuesday December 22, 2020, the Economic Development Commission met to review the architectural design for the proposed construction of a steel commercial building at 92 Turnpike Drive.

Professional Engineer Emily Jones of Civil1, Woodbury, used lot plans, elevations, and a color rendering to show the location of the building, parking areas, lighting, services, landscaping, and access ways for the building which is in the LI-200 zone.

The 3,750-square-foot single story building will be of steel construction with polymer finish colors as shown in the attached illustration.

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

Submitted by:

Terry McAuliffe, Chairman

cc: Emily Jones  
Terry Smith, Chairman Planning and Zoning Commission  
Commission Members

attachment: color rendering



# TOWN OF MIDDLEBURY

## Economic Development Commission

Color Rendering 92 Turnpike Drive





**TOWN OF MIDDLEBURY**  
**Economic Development Commission**  
Office of the First Selectman  
1212 Whittemore Road, Middlebury, CT 06762

December 22, 2020

**Review of the application by Metro Realty Group, Ltd. for participation in Middlebury's Tax Incentive Program for a Medical Office Complex at 1685 Straits Turnpike**

On Tuesday December 22, 2020, the Economic Development Commission met to review the above submitted application with regards to Middlebury Tax Incentive Policy standards and compliance. At the conclusion of the review process, a motion was made and unanimously approved to forward the application to the selectman's office with a recommendation that the commission's review is complete and the applicant is in compliance with our policy.

A condition of our approval is that the applicant has purchased or leased the property at 1685 Straits Turnpike prior to the scheduling of a Special Town Meeting.

The scheduling of a Special Town Meeting to vote to approve the applicant's tax abatement agreement is now subject to the review and approval of the Selectman's Office. The final decision shall be the sole responsibility of the Special Town Meeting, which is scheduled pending approval by the Selectmen's Office.

Respectfully,

Terrence McAuliffe  
Chairman, Middlebury Economic Development Commission  
edc@middlebury-ct.org  
203-770-9744 cell  
203-758-1492 home office

cc: Edward B. St. John, First Selectman  
Chris Kelsey, Assessor  
Brigitte Bessette, Town Clerk





**TOWN OF MIDDLEBURY**  
**Economic Development Commission**  
Office of the First Selectman  
1212 Whittemore Road, Middlebury, CT 06762

December 22, 2020

**Review of the application by Metro Realty Group, Ltd. for participation in Middlebury's Tax Incentive Program for a Medical Office Complex at 1685 Straits Turnpike**

On Tuesday December 22, 2020, the Economic Development Commission met to review the above submitted application with regards to Middlebury Tax Incentive Policy standards and compliance. At the conclusion of the review process, a motion was made and unanimously approved to forward the application to the selectman's office with a recommendation that the commission's review is complete and the applicant is in compliance with our policy.

A condition of our approval is that the applicant has purchased or leased the property at 1685 Straits Turnpike prior to the scheduling of a Special Town Meeting.

The scheduling of a Special Town Meeting to vote to approve the applicant's tax abatement agreement is now subject to the review and approval of the Selectman's Office. The final decision shall be the sole responsibility of the Special Town Meeting, which is scheduled pending approval by the Selectmen's Office.

Respectfully,

Terrence McAuliffe  
Chairman, Middlebury Economic Development Commission  
edc@middlebury-ct.org  
203-770-9744 cell  
203-758-1492 home office

cc: Edward B. St. John, First Selectman  
Chris Kelsey, Assessor  
Brigitte Bessette, Town Clerk