



TOWN OF MIDDLEBURY

Economic Development Commission

**Regular Meeting Minutes, Tuesday June 22, 6:30 p.m.
Town Hall Conference Room**

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

Also Present: Eric Anderson
Emily Anderson

Absent: Commissioner David Cappelletti
Commissioner Ted Mannello

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 June 14, 2021 special meeting.

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

TAX INCENTIVE APPLICATION – Quassy Amusement Park

Co-owner Eric Anderson discussed the addition of a new \$2.5 million water coaster ride in an area adjacent to the MRA. Construction will start in the fall and be operational in Summer 2022. The application shows a \$1.75 million increase of assessed value and an increase of 2 full-time and 10 part-time employees.

Chairman McAuliffe reminded commissioners that a similar application from Quassy Amusement Park had come before the board in 2017 for a large water ride. A condition of approval required by Assessor Chris Kelsey was for Quassy to establish a distinct taxing account for the improvement so the incentive could be applied and tracked independently from the rest of the amusement park. In a memo from Mr. Kelsey, he indicated he would require the same if the new application was approved.

At the conclusion of the review process, a MOTION was made by Anthony Minchella, SECOND by Armando Paolino 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.

ARCHITECTURE REVIEW – 99 Benson Road – “Personal Services Building”

Commissioners reviewed proposed external appearance changes to a project approved on Feb. 22, 2020. The project is 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. The 4.3-acre property is in the Gateway District, across from the PIC building and near the entrance to the former Chemtura complex.

In renderings supplied by Professional Engineer Paul Szymanski, two connected separate buildings in the original plan will be one continuous building. The colors of the prefabricated metal building will change from brick veneer and sandstone beige to dark gray and lighter gray, and the planting plan and site plan will remain essentially the same.

In discussion, commissioners agreed it was still an attractive building and was a good fit for the industrial area.

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

OTHER DISCUSSION

Armando Paolino said he was completing a proposal to add a fourth tier to the Tax Abatement Program for review at the next meeting. In discussion, he will review it with First Selectman Ed St. John prior to the meeting.

Chairman McAuliffe said he would bring the idea of a proposed sale of town-owned property between the Four Corners shopping area and Ledgewood Park up at the next meeting. The matter was discussed November 24, 2020, but put aside due to Covid-19 priorities. He said Ed St. John had suggested he meet with Town Engineer John Calabrese to identify issues that would need to be clarified. He said the idea of selling the property was more timely, now that a rezoning of properties between Tyler Crossing and Ledgewood had been recently approved.

ADJOURNMENT

Anthony Minchella MOTIONED to adjourn, SECOND by Armando Paolino and unanimously voted at about 7:02 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Commission Members
attached: Renderings

99 Benson Road

2021 Proposed Southeast Rendering
99 Benson Road, Middlebury, Connecticut



2021 Proposed Northeast Rendering
99 Benson Road, Middlebury, Connecticut

