



Received For Record At Plainfield CT
On MAR 23 2021 at 12:30pm
Attest: Brian V. Vint ASSL
Barbi J. Gardiner, Town Clerk

Economic Development Commission

REGULAR MEETING
Thursday, March 18, 2021 – 7:00PM

MINUTES

PRESENT: M. A. Chinatti, Chairman
A. Colonna, Vice Chairman
J. Gagne
N. Sweeney

ABSENT: P. Smith
J. Greene
J. Clark
S. Chapman, Record. Secretary

A. CALL TO ORDER – M.A. Chinatti called the meeting to order at 7:00PM. Roll call was taken and it was determined that a quorum was present.

B. APPROVAL OF MINUTES

1. January 21, 2021 Regular Meeting – (M/S/C Colonna/Gagne) to approve the January 21, 2021 minutes as presented. Carried unanimously.

C. PUBLIC PARTICIPATION - NONE

D. REPORTS

a. M.A. Chinatti stated Jordan Lumpkins was recently hired to provide Economic Development/Grant Writing Support, and Mr. Lumpkins introduced himself to the Commission. Members welcomed him.

E. OLD BUSINESS

1. EDC Plan – Updates

a. J. Gagne asked members to consider having post cards of Plainfield made/distributed to businesses around town for visitors to purchase. Members agreed this would be a good idea. She will provide more information at the Commission's April meeting.
b. N. Sweeney asked that the adopted Plan be forwarded to her. M.A. Chinatti indicated she would do that.

F. NEW BUSINESS – M.A. Chinatti stated that the next two items are on the agenda for Commission review/recommendation as the Zoning Regulations require Economic Development Commission recommendation prior to the Planning and Zoning Commission's (PZC) action on proposed development in the Town's Industrial Park. She stated that, though no application has yet been submitted to PZC, applications have been submitted to the Inland Wetlands and Watercourses Commission (IWWCC) and PZC applications will be forthcoming.

1. Plan Review/Recommendation: Edgewater Construction, Inc., applicant, Town of Plainfield, owner, for property at 0 East Parkway, Assessor's Map #017/Block #0011/Lot #IO07, located in and IP Zone District. Plans titled Edgewater Construction, Inc., Lot 7 – Plainfield Industrial Park East Parkway Plainfield, Connecticut prepared by J&D Civil Engineers, LLC consisting of four (4) sheets and dated March 2, 2021. Proposed construction of a 12,500sf building w/2,500sf mezzanine, with associated parking, loading docks and appurtenances.

Daniel Blanchette, P.E., J&D Civil Engineers, LLC, presented the plans to the Commission. He explained that approximately 2 of the 2.5 acre site will be developed, with an approximately 35% lot coverage. He stated the proposed building will be a generic industrial building and that there is currently no tenant/buyer; however, any proposed use will be required to comply with zoning regulations for the Industrial Park.

(M/S/C Colonna/Gagne) forward a favorable recommendation to the Planning and Zoning Commission for the proposed Lot 7 development with the condition that, at such time as a use is proposed for the building, said use will come back to this Commission for review/recommendation. Carried unanimously.

2. Plan Review/Recommendation: Edgewater Construction, Inc., applicant, Town of Plainfield, owner, for property at 0 East Parkway, Assessor's Map #017/Block #0011/Lot #IO12, located in and IP Zone District. Plans titled Edgewater Construction, Inc., Lot 12 – Plainfield Industrial Park East Parkway and Center Parkway Plainfield, Connecticut prepared by J&D Civil Engineers, LLC consisting of four (4) sheets and dated March 2, 2021. Proposed construction of three (3) buildings containing (5) 30' x 50' units, (4) 20' x 50' units and (3) 20' x 50' units respectively, with associated parking and appurtenances.

Daniel Blanchette, P.E., J&D Civil Engineers, LLC, presented the plans to the Commission. He explained that the development proposes construction of three (3) buildings totaling 12 units which will house "contractor condos", with seven (7) units being 20' x 50' and five (5) units being 30' x 50'. They are intended to house small contracting companies/their supplies/small office. The units will be rented. Mr. Blanchette stated there would be approximately 10,000sf of wetlands disturbance and, ultimately, approximately 33% impervious coverage on the lot.

N. Sweeney expressed her opinion that the development is a fantastic idea and is perfect for the small business person.

(M/S/C Sweeney/Gagne) to forward a favorable recommendation to the Planning and Zoning Commission for the proposed Lot 12 development. Carried unanimously.

G. EXECUTIVE SESSION – None

H. CORRESPONDENCE (via **email only**)

- a. Trade Name Listing – Updated 3-10-2021

I. ADJOURNMENT – **(M/S/C Colonna/Sweeney)** to adjourn at 7:21PM. Carried unanimously.

Respectfully Submitted,
Mary Ann Chinatti, Chairman
Economic Development Commission