

**TOWN OF BROOKLYN
ECONOMIC DEVELOPMENT COMMISSION**

Chairperson, Lyn LaCharite

(860) 774-6045

*Meeting the First Tuesday of every month @ 4 p.m. at the
Clifford B. Green Memorial Center*

REGULAR MEETING OF JANUARY 6, 2015

MINUTES

1. Roll Call: Lyn LaCharite called the meeting to order at 4:00 p.m.

Members Present: Lyn LaCharite, Marybeth Leonard, Andrew Pinto, Robert Simons, Cary Garcia, Ronald Ventura.

Absent: Chris Landis with notice.

Also Present: Selectman Rick Ives, Jana Roberson, Land Use Administrator, Mark Bernard, Ken Niemann, public in attendance.

2. Approval of Minutes: Regular Meeting November 4, 2014. Marybeth Leonard makes a motion to accept the meeting minutes as presented. Robert Simons seconds the motion. No discussion held. All in favor. The motion passes unanimously.
3. Public Commentary: None.
4. Unfinished Business:
 - a. Business Association: Chairman LaCharite stated the annual meeting would be held on Tuesday, January 20th. There is nothing new to report.
5. New Business:
 - a. Brooklyn Center Complex: Mark Benard has recently purchased the property known formerly as the "Eggs Inc." which consists of 69 acres extending from Route 205 to the Brooklyn School. Mr. Benard stated that they are cleaning up the property. The front building is a 10,000 sq. ft. which has been empty for approximately 20 years. They are gutting the building down to the studs. The proposed is a complex of different businesses, i.e. restaurant and offices for renting. The purchase also included the garage in the back and the chicken coops. The chicken coops have been cleaned out and will eventually become storage units. Mr.

Benard also stated they are dealing with Connecticut DOT with regards to a drainage easement.

- b. Nutmeg Corporation: Ken Niemann has recently opened Nutmeg Corporation in part of the Racine Building, South Main Street. The business consists of three employees and a bookkeeper. There is a parts area set up for customers and the majority of the space is used as a warehouse. There will be no expansion for at least one year. The business was previously in Dayville. A lot of business is done with the State of Connecticut and Connecticut Light and Power.

Mr. Niemann speaks to signage. He would like to have a sign on the front of the building facing Route 6. Mr. Niemann feels a pole sign is not aesthetically suitable. Mr. Niemann is looking for recommendations to resolving this matter.

Jana Roberson, AICP, Land Use Administrator spoke with regards to the sign regulations. The rule in the PC Zone is that you are allowed 1 square foot of sign for each linear foot of building façade. The existing Racine sign on the building has maxed out the available sign area for a wall-mounted sign. Ms. Roberson pointed out that there was no sign on the eastern façade facing the side of the building. They are allowed a freestanding sign. Ms. Roberson also stated that Nutmeg International were able to move in there quickly because of an expediting permitting process where the applicant is approved by the ZEO and does not have to appear in front of the Planning and Zoning Commission.

Discussion ensued.

Chairman LaCharite will send a memo to the Planning and Zoning Commission to address the regulations with regards to wall signs for two businesses in the same building.

Chairman LaCharite asked when both businesses are ready EDC will come out and do a presentation welcoming them to Town.

- c. Brooklyn Signs: The Welcome to Brooklyn Signs has been vandalized, spray-painted. Chairman LaCharite stated there is enough money in the budget to have the signs painted and repaired and will contact Doug Gagnon with regards to estimates.

Chairman LaCharite commented that Ms. Roberson sent her a copy of a conceptual sign to visualize. Ms. Roberson handed out copies to Commission Members for their review. Ms. Roberson was thinking about the gateway to Brooklyn from the Killingly side. A large conceptual sign could be placed at the cul-de-sac end of South Main Street (near the Tiffany Building and the river). Ms. Roberson stated that a portion of the property is owned by town, but will find out who owns between the end of cul-de sac and the river.

The sign would be very visible while driving on Route 6 and would create a sense of identity that you are entering into Brooklyn.

Marybeth Leonard voices her concerns with regards to the gateway to Brooklyn – Route 6 and Day Street has become a garage dump, signage and the clothing collection boxes throughout Town. Ms. Roberson discusses the recent enforcement that has been done with regards to signage. Discussion ensued.

- d. Budget 2015-2016: Chairman LaCharite stated there is \$6,500 in the budget; not very much has been spent. Chairman LaCharite will be working on the new budget to be presented.

Other Business: Chairman LaCharite commented that she has been re-appointed by the Board of Selectmen to the EDC Commission.

Chairman LaCharite would like to recognize the Lambert Family in Town who runs the Quiet Corner Christmas Lights along Route 105. They donate a large sum of money to a charitable organization.

Chairman LaCharite was inquiring if Mr. Joseph Steele's business has opened yet. Ms. Roberson stated she does not believe he has yet opened.

Ms. Roberson stated that tomorrow night the Planning and Zoning Commission is having a public hearing with regards to Limited Business Enterprise. Ms. Roberson gives a brief overview of this to the EDC Commission Members.

Ms. Roberson also commented on the Village Center District regulations re-write.

Chairman LaCharite recommends giving the Planning and Zoning Commission a nudge to again take a look at allowing appropriate businesses on South Main Street.

Chairman LaCharite would like to see in this New Year the EDC Commission derive a plan on how to recruit new businesses to Town. Discussion ensued.

Chairman LaCharite also would like to welcome to Town the new urology office (Dr. MacLeod), the new owners of the Laundromat, the Brooklyn Market and Brooklyn Pizza.

6. Adjournment: A motion was made by Robert Simons to adjourn the meeting at 5:05 p.m. Ron Ventura seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Audrey Cross-Lussier
Interim Recording Secretary