

ECONOMIC DEVELOPMENT AGENCY

Regular Meeting

May 17, 2018

7:00 pm

Room 304, Municipal Center

Minutes

PRESENT: The following members were present: Nancy Autunno, Mark Chase, Helen Bergenty, and Val Dumais

ALTERNATES PRESENT: Tim Maynard, Marc Romanow

STAFF: Mark Devoe

ABSENT: Joseph Klepacki, Robert Berube (all excused)

I. Call to Order

The meeting was called to order at 7:02 pm by Val Dumais, Chairman.

Motion to elevate the alternate Marc Romanow by: Helen Bergenty

Second: Mark Chase

All in Favor 4 to 0

Motion Passes

II. Oral Petitions

None

III. Minutes

A motion was made to approve the March 15, 2018 minutes as written by:

Nancy Autunno

Seconded by: Helen Bergenty

All in Favor 5 to 0

Motion Passes, Minutes Accepted

IV. New Business

1. **EDA 05/18#002 – FCP – Two, Ltd. 294,500 or 208,000 sq. ft. Warehouse Distribution Center Concept 0 Northwest Drive– Request for Tax Abatement**

FCP-Two, LLC is an affiliate of Metro Realty Group, LTD. They currently own acreage at the referenced location – the two parcels border Northwest Drive and Corporate Avenue. They have made a request to the Town Council to consider abandoning Corporate Avenue where it splits the parcels. Metro's goal is to merge them into one. As part of the request, Metro would be responsible to create a cul-de-sac and relocate any necessary utilities.

Development potential on these parcels was dealt a blow with the adoption of the Aquifer Protection Area Act in 2006. Since then, many uses otherwise permitted by zoning, are prohibited under the Act.

The applicant explained his request. He is seeking 1 or 2 e-commerce companies to purchase the property. Mr. Sager shared the 2 concept plans with the agency.

The applicant concluded his presentation and departed.

The Agency discussed the applicant's request. They decided to limit the percentage of tax abatement requested by the applicant. The Chair felt that a request for 100% abatement for 8 years would never be ratified by the Town Council and without knowing exactly who will occupy the building, number of employees, and other taxable equipment involved, such a request was difficult to support. The Agency decided to offer a 50% abatement for a longer term: 10 years. In doing so, the Agency exceeded its recommended, but felt that the property was at a significant disadvantage due to the limited uses that could be located here under the Aquifer Protection Regulations.

A motion was made by: Marc Romanow to grant FCP- Two Ltd. a 10-year, 50% tax abatement on the proposed new building(s). Mr. Sager can come back before the agency if he gets a tenant of significant value for the agency to reconsider a different tax abatement.

Seconded by: Mark Chase

All in Favor 5 to 0

Motion Passes

V. Other Business

1. **Discussion on EDA 2018 Business Awards** – the agency discussed the possible candidates for the awards.

They decided that U-Haul should receive the award for the "Most Significant Redevelopment Project". They decided that the Plainville Community Pharmacy should receive the award for "Most Beneficial Community Impact".

A motion was made by: Mark Chase to grant U-Haul the award for the "Most Significant Redevelopment Project". Plainville Community Pharmacy the award for "Beneficial Community Impact".

Seconded by: Helen Bergenty

All in Favor 5 to 0

Motion Passes

U-Haul to receive their award on June 5th at 5:00 pm at their Ribbon Cutting Event. Mark Devoe to set up a time for the Plainville Community Pharmacy to receive their award.

2. **POCD** – Mark talked about the POCD and the consultant that was selected. He informed the Agency that Mr. Chalder of Planimetrics would be surveying them in the future.

VI. Adjournment

A motion was made by: Marc Romanow to adjourn the meeting at 7:56 pm

Second: Nancy Autunno

All in Favor 5 to 0

Motion adjourned at 7:56 pm

Respectfully submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary