



Town of Marlborough
Economic Development Commission
Regular Meeting
August 17, 2023 7:00 PM

Meeting Minutes

1. CALL TO ORDER: Chair Jillian LaCaresse called the meeting to order at 7:07 PM. Present and seated were Jillian LaCaresse, Benjamin Maynard, Jeremy Vigneault, Barbara Ferrera, Mark Paul, and Len Kaplan. Also present was Peter Hughes. Ms. LaCaresse seated Barbara Ferrera and Mark Paul.

2. PUBLIC COMMENTS: None

3. UPDATES:

i. Town Center Properties Update

- Mr. Hughes advised that paving will be done soon at the Three Fellas gas station, the fit out for Starbucks is coming along, but there is no permit application yet. There have been supply chain issues with the entire project. Three Fellas pizza will be located inside the convenience store which will allow for 1,300 s.f. of available retail space. They are actively clearing their South Main Street property.
- The new Town Manager will begin to set up meetings with Schwartz and Gjonbalaj and go to other businesses.
- A funding request for a grant to extend the sewer system has been sent to DEEP, it will need to go to referendum and then the state will find money.
- Churchill and Banks solar has been approved and installed but have not yet submitted to the state.
- North Main Street condos – an application has not yet been submitted. It will consist of 48 units and the developer will seek approvals this fall and it will go through the public hearing process. The town will reconstruct North Main Street to the condos and will apply for a grant in early 2024.
- More traffic counts will be done in the town center after school starts at North Main Street and Jones Hollow Road.
- An exit ramp at Exit 12 will never happen.
- The new gas station landscaping is complete and just needs time to mature.
- The restaurant at Jessica's Garden is now open and there has been no information received for the coffee house at the Marlborough Barn.
- There will be a new special permit application at the September 7, 2023 Zoning meeting – 5 Hebron Road, an application for a zone change to other retail for an EV café. It will have 13 charging stations to allow for 20 minutes charges and a small picnic area. There is no tenant yet.

- ii. Sustainable CT – EDC Participation
 - Mr. Hughes advised that it has been submitted and will take a few month to be reviewed. In the meantime they will continue to the next level. The goal is 500 points and then the town will explore the climate leadership program. There is a food insecurity issue in town. There will be a lot of opportunities for EDC in the next round. Action Item #2 will work with businesses. Ms. LaCaresse will be updating the list of businesses every 6 months. The new directory is available at Town Hall and the Library. It is also online and there will be short versions available at Marlborough Day. CT Visit and historic sites have also been updated and the committee will need to look at the tourism board. EDC now has it's own email. A future goal is to introduce composting.
- iii. Updated Commission ordinance – approved by BOS
 - Ms. LaCaresse advised that she does not yet have a final draft. Additional community events have been added and the goal is to build up the community. All town owned properties, other than those under Parks and Rec, will fall under the EDC.
- iv. Marlborough Day – Sunday, August 27, 11 am – 4 pm
 - EDC did not have a booth last year. Ms. LaCaresse has been attending the Chamber of Commerce planning meetings and has been trying to get local restaurants to attend. Volunteers would be food runners from Blish Park to the restaurants to pick up food and bring it back. Many of the restaurants felt the fee was too high and that they have staffing issues. It was asked where or to whom the fees go. There have been donations from a few local business towards the event (welcome tent and train ride). The event is free, there will be free activities (i.e. yoga class), the Fife and Drum Corp will be present, non-local food trucks, civil groups, and raffle baskets. Volunteers are needed to help during the day, especially clean up. Ms. LaCaresse would like to get to Marlborough businesses earlier next year.

4. NEW BUSINESS:

- i. Local business changes – closing, openings, updates
 - Ms. LaCaresse want to keep this as an agenda item so that the commission can keep track of changes and why. Jessica's Garden will need to be updated. Possibly have ribbon cutting ceremonies for gas stations and Moore Wellness Solutions. Mr. Paul will reach out to the coffee shop regarding the status.
- ii. Fife and Drum Corp Muster
 - Event – Friday-Sunday, September 15-17
 - Parade – Saturday, September 16, 11 am
 - The muster will be in Blish Park and the members will also sleep at the park and then parade down North Main Street on Saturday. Other groups will be in attendance. The Corp is seeking ad space in their program and will need help to talk to local businesses. Ms. LaCaresse would like to see local restaurants along the parade route to have offers during the parade.

5. OLD BUSINESS:

- i. Ms. LaCaresse is hoping to get tour dates for the manufacturing facilities in town. She would like to consider a site walk before a future meeting.

6. APPROVAL OF MINUTES:

Mark Paul made a motion to approve the minutes of the May 18, 2023 regular meeting. Benjamin Maynard seconded the motion. All were in favor; the motion was passed.

Minutes are considered draft until approved.

7. **ADJOURNMENT:** Barbara Ferrera made a motion to adjourn the meeting at 8:07 PM. Mark Paul seconded the motion. All were in favor; the motion was passed.

Respectfully submitted,

Jennifer Magro
Board Clerk