



Town of Marlborough
Economic Development Commission
Regular Meeting
November 16, 2023 7:00 PM

Meeting Minutes

1. CALL TO ORDER: Chair Jillian LaCaresse called the meeting to order at 7:03 PM. Present and seated were Jillian LaCaresse, Michael Chotkowski, Barbara Ferrera, Mark Paul, and Len Kaplan. Also present was Peter Hughes. Ms. LaCaresse seated Barbara Ferrera and Len Kaplan.

2. PUBLIC COMMENTS: None

There was an addition to the agenda. Mr. Paul noted that the Board of Selectmen, at its November 14, 2023 meeting, approved a proposed update to the Town Code for Chapter 106, codifying the roles and responsibilities of the Economic Development Commission. Mr. Paul also advised that he has created a draft mission statement for the EDC and will forward it to members before the next regular meeting.

3. UPDATES:

i. Town Center Properties Update

- Mr. Hughes reported that Three Fellas is moving along. Starbucks is still expected but no official documentation has been received. The building has been split from three (3) to five (5) units, most landscaping is in, and signage has been approved by the zoning commission. Pieper Olson Vet is moving its facility towards the town center and an application is expected over the winter. They will be on public water/sewer. Three Fellas is redesigning the apartments and will probably break ground in Summer 2024. The auction of the Commons is closed – the owners were only trying to get an idea on interest and pricing. If they cannot sell the property, they will probably come for a zoning change, possibly over the winter. The solar farm says they are continually moving forward. Changes in zoning regulations for the Village Center District are in process, a public hearing regarding setbacks will be held December 7, 2023. Work on the EV café is moving along, the property owner has made some interior changes. The coffee shop at the Barns is waiting for inspections.

ii. Sustainable CT –

- Mr. Hughes advised that bronze certification has been received and the town will go for silver in August 2024. They will try to get a college intern again and continue to move forward and will also hold additional forums. The town did not receive connectivity grants to extend the sidewalks. The town has not yet applied for the sewer extension grant, the hope is to have something at the commons to support the application. As of this week, the library is hooked up to the sewers.

Minutes are considered draft until approved.

- iii. Community Events – Gathering on the Green
 - Parks and Rec is assisting the Fire Department this year. Fundraising is ongoing. Ms. LaCaresse would like to see more dinner specials that night from local restaurants.

4. NEW BUSINESS:

- i. Local business changes – closing, openings, updates
 - Ms. LaCaresse mentioned Sadler’s is celebrating their 30th anniversary and that the library’s fundraising auction with some items from local businesses starts on November 17, 2023.
- ii. Listserv for local businesses
 - An email address for the EDC has been set up and Ms. LaCaresse would like to start a monthly email list. She hopes this will improve contact with the businesses. Ms. Ferrara will set up the email list.
- iii. Review and approval of 2024 meeting calendar.
 - Mark Paul made a motion to approve the 2024 calendar with the removal of the June 20, 2024 meeting. Len Kaplan seconded the motion. All were in favor; the motion was passed.

5. OLD BUSINESS:

- i. None

6. APPROVAL OF MINUTES:

Michael Chotkowski made a motion to approve the minutes of the August 17, 2023 regular meeting. Barbara Ferrara seconded the motion. Mark Paul abstained. All were in favor; the motion was passed.

Michael Chotkowski made a motion to approve the minutes of the September 21, 2023 regular meeting. Barbara Ferrara seconded the motion. Mark Paul abstained. All were in favor; the motion was passed.

- 7. ADJOURNMENT:** Len Kaplan made a motion to adjourn the meeting at 7:44 PM. Barbara Ferrera seconded the motion. All were in favor; the motion was passed.

Respectfully submitted,

Jennifer Magro
Board Clerk