

Town of Wethersfield

Monthly Economic Development Report



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

January 3, 2008

A Monthly Update of Business and Development Activity in Wethersfield

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RECENTLY COMPLETED PROJECTS/NEW BUSINESSES

1695 Berlin Turnpike - 5th Avenue Motel

A CO has been issued for the second building at this site to accommodate an additional 11 rooms.

965B Silas Deane Highway - Noble Nails

Plans have been approved to renovate this former martial arts study to accommodate the occupancy of Noble Nail Salon.

Former Diamond Pizza - Silas Deane Highway

Has reopened as Mangia Pizza and Deli.

APPROVED DEVELOPMENT PROJECTS UNDER CONSTRUCTION

Marsh Street - Olsen House

Renovation of this building is now underway.

Stillman Walk - Nott Street - 55+ Housing

Additional permits have been approved.

580 Silas Deane Highway - Wild Rover Restaurant and Pub (Bunker Café)

Plans have been submitted to renovate the building into an Irish Pub to be known as the Wild Rover Pub.

Folly Brook Commons - Folly Brook Boulevard

Completion of the first building and occupancy is anticipated in the next few weeks.

943 Silas Deane Highway - Tranquil Moments Massage Therapy

Plans have been approved for use of this second floor space for a message Therapy business.

Silas Deane Highway - former Porch and Patio - Pelton's Home Health Care

Interior demolition is underway to renovate this building for the new headquarters of Pelton's. The Town has agreed to provide façade funds and a tax incentive towards this project.

PLANNING/DESIGN STAGE

Comstock Ferre and Co. - Main Street

An application to the HDC has been approved for the demolition of the rear portion of the building to accommodate the creation of a mixed use retail-office and residential project and a new building fronting on Church Street is also planned. The HDC decision has been appealed. A meeting was held with the CT Trust For Historic Preservation to investigate the possible reuse and renovation of the buildings and we have received some sketches with recommendations as to which portions of the barn they believe should be incorporated into the design.

1260 Silas Deane Highway - Hartford Hospital

An inland wetlands application and a PZC application have been approved for plans that include an expansion of 13,000 s.f. to the existing building and parking lots to accommodate the growing needs of this medical facility. Applications to the DEP and Army Corps will need to be approved before construction can commence.

61 Arrow Rd. - Phase 3

The PZC has a pending application for a new free standing cold storage building of approximately 5,000 s.f.

9/11 Memorial Sports Center - 30 Greenfield Street

PZC approval was recently issued for the renovation and remodeling of the Pitkin Community Center.

Town Line Road - KFC/Hines Sudden Service

The PZC has approved plans for the demolition and reconstruction of buildings on this site to accommodate 2 new buildings, a new restaurant and larger office building.

Former Fire House Grill - 1151 Silas Deane Highway - Humphrey's

An interior demolition permit has been issued to conduct some interior work to this building.

912 Silas Deane Highway - Façade Improvements

Plans have been approved to renovate the exterior of this office building at the corner of Maple and Silas Deane Highway. Façade improvement funds have also been granted towards this project. Spring construction is anticipated.

Lot 4 Progress Drive - Office Building

Plans have been submitted for pre application review for the construction of a 2 story medical office building at this site, the building is roughly 20,000 s.f. and will be known as the Connecticut Center For Cosmetic Enhancement.

Progress Drive - CREC - Soundbridge School

Met with representatives to discuss permit issues associated with an expansion to the school.

DEVELOPER/PROPERTY OWNER CONTACT

1000 Silas Deane Highway - Former Weight Watchers

Continue to discuss potential redevelopment potential of this site with an out of state interest.

Arrow Road/Berlin Turnpike

Preliminary Plans have been submitted to the PZC for several small buildings that would accommodate retail/restaurant and office space at this corner site.

Jordan Lane/Silas Deane Highway - Former Porter and Chester School

Have been contacted by engineering firm preparing plans for new retail and restaurant site.

Former Amici's Restaurant - Pal's Pub - Silas Deane Highway

On January 2 the PZC granted approval for the renovation of this building and for the use of an outdoor patio for a new restaurant/café in this building.

Silas Deane Highway - Office/Retail Building

Working with developer who has acquired several properties and is interested in tearing down buildings to accommodate larger office/retail building.

Berlin Turnpike Property

Met with engineers looking at development feasibility of property on the Berlin Turnpike.

Fun Zone

Met with developer representatives investigated existing conditions at this site. Test borings have been performed as part of this research.

Silas Deane Highway Revitalization Program

- Continue to meet with property owners interested in the façade program. Have committed funds to 10 business/property owners to date totaling \$256,212.
- Working with Colassale Construction on the streetscape project and are presently waiting to hear on the final details of our State Bonding of additional funds.

OTHER NEWS AND INITIATIVES

Economic Development and Improvement Commission

- December 12 Salute To Business event at the Country Club. The following businesses were recognized:

SPECIAL TOURISM AWARDS

Silas W. Robbins House Bed and Breakfast

J. Michaels Tavern at the Standish House

SPECIAL AWARDS

AHEPA - Inc.

Narcissus Chocolate Café

TD Banknorth

Rocky's Ace Hardware

International Institute of Cosmetology

City Fish Market

RECOGNITION AWARDS

Hartford Medical Group

Allstate Saraci Insurance Agency

Express Dental Lab

Kyoto Steak House

Czako Automotive

Prosthetics and Orthotics Office

M.A.O. Electric

Santabono Inc.

Shop Rite Paint and Hardware

DiGiorgi/Renewal by Anderson Showroom

Sake Café

Wiggles & Giggles

WELCOME AWARDS

People's Choice Pizza

Sit N' Knit

Wood & Wood Seamless Gutters

Re-Bath

Tweety Nail Salon

LONGEVITY AWARDS (45+ yrs.)

Card Hall

Console's Travel-Rite Limousine Service, Inc.

Dutch Point Credit Union

Dr. Thomas Gworek

Hallisey Engineering Assoc. Inc.

Hartford Postal Employees Credit Union

LaCava Construction Co.

Magic Pet Company

Michael's Barbershop & Hair Style

MJP Electrical Co., Inc.

Old Town Café

Joseph Papa & Sons Painting Contractors

The Professional Floor Covering

Scott's Music Center

Webster Bank

Winding Brook Turf Farm

Tourism

- During the weekends in December Allegra Farms from East Haddam operated Horse and Carriage rides in Old Wethersfield through our recent State grant. The effort was very successful and we are discussing the continuation of this program throughout the rest of the year on select weekends.

- Met with representatives from the Webb Deane Stevens Museum and the Historical Society to discuss possible cooperative marketing grant applications to the State Commission on Culture and Tourism.
- Working with the Town's IT Department to activate a new online database of all the properties in the Historic District. Through a grant with the CT Trust For Historic Preservation the Town has developed an electronic searchable database for use by citizens and the historic district commissioners. We expect the system to be online in early January.

Redevelopment Agency

- Will be working with the Agency on a public information strategy to solicit additional public input on the Bond issue.
- Researching additional Regional, State and Federal funding options to support this effort.
- Will be meeting with property owners and developers regarding redevelopment issues.

Preserve America

- The next Committee meeting will be held in January at which time we expect to receive a draft report.
- A grant application was filed to request \$150,000 to be used for gateway improvements and a wayfinding signage program.

Planning and Zoning Commission

- The Commission is in the midst of a review of a series of amendments to the sign regulations.
- A subcommittee has been formed consisting of representatives from Design Review, PZC and the Redevelopment Agency to discuss the establishment of an overlay commercial zone on the Silas Deane Highway and the refinement of our design standards.

MEETING/EVENT SCHEDULE JANUARY

January 2	PZC 7:00 pm
January 2	Redevelopment 5:00 p.m.
January 3	Chamber 8:30 am
January 10	EDIC 12 noon
January 15	PZC 7:00 pm
January 16	Redevelopment 5:00 p.m.
January 16	Design Review 6:30 pm
January 29	Tourism 5:30 pm