

Town of Wethersfield

Monthly Economic Development Report



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Prepared February 28, 2007

A Monthly Update of Business and Development Activity in Wethersfield

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RECENTLY COMPLETED PROJECTS/NEW BUSINESSES

883 Silas Deane Highway - Nail Salon

A CO has recently been issued for a nail salon at this site.

200 Silas Deane Highway - Rocky's Ace Hardware

A CO will be issued this week for a hardware store at this location. A ribbon cutting will be scheduled in the near future.

1155 Silas Deane Highway - Post N Track Corporate Headquarters

On March 1 the corporate headquarters of Post N Track an online health care information system provider are expected to relocate from Middletown to this site.

APPROVED DEVELOPMENT PROJECTS UNDER CONSTRUCTION

884 Silas Deane Highway - City Fish

Construction is underway to add some office space, enclose the loading dock and add some inside and outside seating. A CO has been issued for the office space and loading dock work and a liquor permit was approved in February by the PZC.

2138 Berlin Turnpike - Koto Steak House

During February the Design Review Committee approved a new signage program for this business.

291 Ridge Road - Granberry Homes

An application has been filed with the PZC to amend this permit to remove the 55 and over age restriction for this project. The PZC will consider this request at their first meeting in March.

PLANNING/DESIGN STAGE

Comstock Ferre and Co. - Main Street

Applications to HDC and PZC have been submitted 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. HDC is scheduled to review the application in late February and the PZC will review in late March.

Harris Property - Old Reservoir Road/Back Lane

Preliminary plans will be submitted for staff review in early March.

1695 Berlin Turnpike - 5th Avenue Motel

Plans have been submitted for the construction of a second building at this site to accommodate an additional 11 rooms. Plans will be reviewed by the PZC in March.

61 Arrow Road - Storage Building

Preliminary plans have been filed for a 20 bay storage facility at this site.

1912 Berlin Turnpike - Office Buildings

The Building Official has ordered the demolition and clean up of this site by the end of March. The property owner has submitted plans for the construction of 2 small office buildings with approximately 5,000 square feet of space. Design Review will review the proposal in March.

312 Silas Deane Highway - Office Use

An application has been filed with the PZC to convert this residential building into a small insurance firm. The PZC will review this application in March.

61 Arrow Road - Tom Lovejoy

Preliminary Plans have been discussed for the relocation of a catering/food service company to this site.

DEVELOPER/PROPERTY OWNER CONTACT

Hess Oil - Burbank Road

Staff have approved a lot split for the purposes of creating a new 14 acre lot at this site. Some preliminary

conversations have been held with an interested developer.

Porch and Patio - 896 Silas Deane Highway

A foreclosure auction was held on February 10 and we have had several meetings with the high bidder. Interested in tax incentive and façade funding in order to support the project.

Silas Deane Highway Revitalization Program

- At their meeting in February the EDIC approved the first 2 façade grants under this program. A \$10,000 grant was approved for the renovation of Express Dental Lab and a \$17,000 grant was approved for the LaGana Plaza at Silas Deane Highway.
- We are continuing to investigate possible bus shelter design options and are pursuing funding availability through CROG and CT Transit for new bus shelters along the SDH. Several possible designs have been submitted by DeCarlo and Doll and will be working with Rocky Hill on final selection.

OTHER NEWS AND INITIATIVES

Economic Development and Improvement Commission

- A draft of the Keiler and Co., public relations and marketing plan has been received and it is being reviewed by the Tourism and EDI Commissions. Many of the recommendations have been included in next year's budget request.
- We are readvertising the changes approved to the façade loan program in order to mimic the grant program available to Silas Deane Highway businesses.
- Gearing up to restart the business visitation program. We have revisited the original program and will start up visitations in the next few weeks.
- A breakfast meeting is planned with the Top 25 taxpayers at the Country Club on Thursday March 29 at 8 a.m.

Website

Keiler has completed their work to re-image the Town's website and improving its functionality. We expect to implement the change over the next few weeks and months.

Tourism

- Working with CTM to place an ad in their seasonal publication "What To Do" in Connecticut. This publication is free and is distributed at several hundred locations in the State.
- A follow up meeting will be held with the staff from the River Valley Tourism District in Hartford as a follow up to our January meeting.

Redevelopment Agency

- The Agency is beginning to narrow its focus on a couple of development projects and is preparing to make a presentation to Council on their progress to date and would like to schedule some time at the Council's first meeting in April.

Preserve America

- JMA staff are returning to Town on March 21 and 22 and an evening public meeting is planned for March 21 to solicit public opinion.

Newington Projects - Route 175 - Status

Lowe Manufacturing - Corner of 175 and Russell Rd., mixed use project, hotel/restaurant/bank, retail, as of last night the gas station application was pending in front of the PZC and concerns regarding traffic flow and impacts were still a big issue.

Cedar Mountain/Reno - office park - no change, denied by Commission on Dec 20, 2006.

MEETING/EVENT SCHEDULE MARCH

March 1	Chamber of Commerce 8:30 a.m.
March 1	Redevelopment 5:30
March 6	Planning and Zoning 7:00 p.m.
March 7	Redevelopment 5:00 p.m.
March 7	Design Review 6:30 p.m.
March 8	EDIC 12:00 Noon
March 20	Planning and Zoning 7:00 p.m.
March 21	Redevelopment 5:00 p.m.
March 21	Design Review 6:30 p.m.
March 21	Preserve America
March 27	Tourism 5:30 pm
March 29	Breakfast Meeting 8 a.m.