



CHESTER ECONOMIC DEVELOPMENT COMMISSION

**Meeting Minutes- APPROVED**  
**October 17, 2022 at 4:00 PM**

Location: Chester Town Office Meeting Room

**1. Call to Order and Roll Call**

Meeting called to order at 4:03 by Chairman Jon Joslow. Carlie Dailey, Pat Bandzes and First Selectwoman Charlene Jacecek in attendance. Audience of citizens, Selectman Ed Meehan, Brian Dailey.

**2. Approval of draft minutes: 9/22/22**

Approved: Motion by Carlie, Seconded by Pat. Carlie and Jon approved and Pat abstained because she was absent.

**3. Recent commercial listings and transactions:**

Charlene reported that the building that houses Gather may be going on the market.

4. Existing town initiatives- Update and Input from other Boards and Commissions  
Jon distributed a list of the initiatives grouped by REAL ESTATE, MUNICIPAL INFRASTRUCTURE and EDC INITIATIVES as a means to organize the content. He also said that future minutes will only reflect changes and additions from the previous month. He is also maintaining a chronological list of updates by initiative since the list was developed in 4Q21. He suggested that we need to also track initiatives deemed either completed, paused, canceled, uninitiated, unresourced, etc. along with criteria to add or change the status. That would increase communication and coordination across all boards and commissions.

**59 Winthrop Road (Skyview)**

10/17/22: Charlene reported that a company is working on Phase III with no completion date. Will also test the water across the street. Charlene reported that 4 of 5 wells have been remediated.

**212 Middlesex Ave (Ted Tine Motorsports)**

**Town of Chester**  
203 Middlesex Avenue  
Chester Connecticut 06412



telephone: 860-526-0013  
facsimile: 860-526-0004  
web page: chesterct.org

10/17/22: Out of state auctioneer did not have a CT permit nor a peddler's permit from Chester officials. New action date might be next week.

### **56 Middlesex (Organon)**

10/17/22: Parking lot paved.

### **Goodspeed at Chester**

10/17/22: Charlene reported that Caryn Paradis recently met with Goodspeed officials who were receptive about an agreement with Goodspeed. The Goodspeed announced their next season will include returning to Chester.

### **47 Middlesex Ave (St. Josephs Parish Center)**

10/17/22: Father Peter announced that the property was being sold for affordable housing. Three buildings of various sizes. Colonial design based on Old Wethersfield. Chester housing stock is 1,923 total units and only about 2% are considered affordable. This development will get Chester closer to the 10% state target.

### **Affordable Housing Committee**

10/17/22: The Affordable Housing Committee was ad hoc and has completed their work.

THIS COMMITTEE IS DISBANDED AND THIS INITIATIVE WILL BE REMOVED FROM THIS LISTING

### **Cell Reception across Chester- Cell Towers**

10/17/22: Still waiting for Ray Lemley

### **Boardwalk from North Quarter Park to the Cemetery Road**

10/17/22: Survey commissioned and funded by Park and Rec. State Senator Norm Needleman and State Rep Christine may have access for funding for shovel-ready projects and this might be an appropriate used of funds.

### **Complete Streets- Sidewalks, Crosswalks, etc.**

10/17/22: Road safety audit 11/2 and 11/3. Pat and Cindy Lignar will attend.

### **East Haddam Swing Bridge Rehabilitation**

10/17/22: Chamber-sponsored event cancelled. Chamber wants to have a meeting for the merchants that are being impacted.

### **Master Plan for Public Facilities/Convenience**

10/17/22: Carlie spoke to Sandy Prisloe/energy team and Rick Holloway Sustainability Committee- about their projects. Jon presented a concept powerpoint that suggests an overall plan of which the EV stations are integrated into whatever else the community wants in terms of convenience facilities. Jon pointed out that there have been numerous discussions over the years about adding



facilities but there is no plan. This Initiative, if launched by EDC, would seek input/ownership from Park and Rec, P&Z, Merchants, Conservation, E-Team, Sustainability Committee, and other agencies. The non-recurring, capital costs and ongoing maintenance would need to be defined and the source(s) of funding would need to be identified.

Compostable, waterless bathrooms (Saybrook, Clark Complex, National Parks), whether to use the old drive through/parking lot (presently rented), capabilities for expansion (parking lot lighting, more stations, etc.), rent vs owning the water station, etc., to be included in the initiative. Jon suggested that we poll the community and decide the best way to proceed if the community is interested.

Ed explained some of the detail behind the utilities associated with the E-Team's interest in installing EV chargers in the Maple Street lot and the municipal lot on Water Street. He is addressing the possibilities for funding in conjunction with the board of finance. Ed also discussed owner's desire for the sewer and water to be extended to the Key Bank building that was recently purchased.

We agreed to review the concept to combine these initiatives in a coordinated approach at a special meeting.

#### **Meet with large Chester employers**

10/17/22: Charlene met with Greenwald. They need employees and are using temp agencies to fill positions. Greenwald Industries recently sold to a company in PA. They have a 3 year lease / option to purchase the building. Part of building rented to Roto Frank for storage. RotoFrank wants to expand 40,000 sqft storage/manufacturing space.

#### **ARPA Request for Funding for advertising and communication**

10/17/22- EDC to discuss request by Merchants for the installation, removal and storage of holiday lights. Charlene feels that the Merchants should help to fund center of town.

#### **Community Engagement tent at Farmer's Market**

10/17/22- Waiting for direction from the Community volunteerism and leadership initiative.

#### **Community volunteerism and leadership initiative**

10/17/22: Jon distributed a draft outline of the plan including a reduced segment for external assistance in the first phase: identifying why people do not volunteer and why they do and how we can recruit a class to attend a formal introduction to getting involved in town. We agreed to review in a special meeting.

#### **Governance Study Committee**

10/17/22: Jon and Mike Sanders will discuss moving forward and the timeframe before initiating the committee formally.

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**EDC Mail List**

10/17/22: Carlie working on refining list and will discuss at our next meeting.

5. Community Involvement and Leadership Development RFP  
Included in above report (Item #4)

6. Town governance and continuity- update  
Included in above report (Item #4)

7. Capability to communicate to Chester businesses  
Included in above report (Item #4)

8. New Business  
None

9. Audience of citizens  
Brian Dailey commented that social media and networking could be successfully used to communicate and generate interest in younger residents to get involved.

10. Adjournment  
The meeting was adjourned at 5:17PM. Motion by Carlie, seconded by Pat.

Submitted by  
Jon Joslow, Chair