

**AGENDA  
REGULAR MEETING  
ECONOMIC DEVELOPMENT COMMISSION  
TUESDAY, MARCH 16, 2021  
7:30 A.M.**

**VIRTUAL MEETING**

This meeting can be viewed live at  
[youtube.com/c/CheshireChannel14](https://www.youtube.com/c/CheshireChannel14) or on Channel 14

Public comments can be made via email at [Comments@cheshirect.org](mailto:Comments@cheshirect.org),  
and by voice message prior to the meeting at 203 271-6638.

- I. Call to Order
- II. Roll Call
- III. Determination of Quorum
- IV. Pledge of Allegiance
- V. Welcome New Secretary Lisa Selmquist
- VI. Approval of Minutes – Regular Meeting – February 16, 2021
- VII. Communications
- VIII. Business
  - a) Discussion with Ball and Socket Arts
  - b) Speakers for Future Meetings
  - c) Election of Officers
  - d) Open for Business Activities
  - e) Liaison Reports
  - f) Coordinator's Report
- IX. Adjournment

**REGULAR MEETING MINUTES  
CHESHIRE ECONOMIC DEVELOPMENT COMMISSION  
Tuesday, February 16, 2021  
7:30 A.M.**

VIA VIDEO TELECONFERENCE (ZOOM)  
(PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Commissioners Present:

William Stanley, Derek Gromko, Don Dobbs, David Pelletier, Jami Ferguson

Absent: Peter Nichols and Dan O'Connell

Staff Present:

Jerry Sitko, Economic Development Coordinator, Arnett Talbot, Assistant Town Manager

Guests: Yetta Augur, President of Cheshire Chamber of Commerce

**VII. CALL TO ORDER**

Mr. Stanley called the meeting to order at 7:32 a.m.

**II. ROLL CALL**

The roll was called.

**III. DETERMINATION OF QUORUM**

A quorum was determined.

**IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**V. Welcome New Commissioner Jami Ferguson**

Mr. Stanley welcomed Jami Ferguson as the newest commissioner to the EDC. Ms. Ferguson is the co-owner of Cheshire Craft Brewing which will be opening this spring/summer.

- c) Zone Text Amendment to Permit Storage, Warehouses, and Distribution Centers with Trucking Facilities Incidental to Main Use in the Interchange Zone.

Bozzuto's withdrew its application for the zone text change last month. The town is considering developing and submitting a text change to permit warehouse and distribution facilities in the Interchange Zone. Mr. Sitko will ask the EDC about submitting a letter of support when the time is appropriate.

- d) Open for Business Activities

- The EDC and the Chamber have partnered again on another promotion to support local restaurants and eateries. Spending \$25.00 or more will make one eligible to win one of four \$50.00 gift cards. The promotion will run through March 21. Mr. Stanley provided information about the Barstool Fund which provides financial support to small businesses. Mr. Sitko forwarded this information to the chamber the town's restaurants. Another promotion may occur in April.

Please contact Mr. Sitko with any activities that will support small businesses in town.

- e) Liaison Reports

Yetta Augur, from the Chamber of Commerce, suggested inviting the CBD Store and Smitten Kitten as future speakers. There are also plans for featuring business activity in the Cheshire Chamber Corner feature in local publications.

- f) Coordinator's Report

- Dragon Buffet Property/Starbucks – Starbucks has been approved and will be coming to town. It will be located on the former Dragon Buffet property (2,042 square foot building will be constructed).

- Ball and Socket Arts - The first remediation phase is completed. A pre-application for Phase 2 remediation has been approved and estimates are being developed. The deadline to submit an application is April 7. Site plan modifications have been approved which will allow for Sweet Claude's and a learning center.
- TIF Application – Mr. Sitko would like to schedule a Zoom meeting with the TIF Committee.
- Sakana (to locate in former Foodworks location) – a Japanese fusion restaurant is coming to town. The owner currently operates Liki Restaurant in Avon and a restaurant on Long Island.
- Next Gen Manufacturing Partnership – Mr. Sitko was asked to join a manufacturing collaborative.
- Grand List – The net Grand List for October 1, 2020 shows an increase from the prior year of \$34,380,260 or 1.21%. The increase was driven by Real Estate increased by \$16,621,896 or 0.67%, Personal Property increased by \$3,492,059 or 2.08%, and Motor Vehicles increased by \$14,626,305 or 5.83%.

### **VIII. Adjournment**

Mr. Stanley adjourned the meeting at 8:21 a.m.

Respectfully submitted:

*Dawn Guite*

Dawn Guite, Recording Secretary, EDC

**To: Economic Development Commission**

**From: Jerry Sitko**

**Subject: Lisa Selmquist**

**Date: 3/9/2021**

Lisa Selmquist has been hired as the Secretary in the Planning and Economic Development Office. Lisa replaces Catherine Donegan who worked with me and the EDC for 16 years.

Lisa comes to the Town of Cheshire from the Greater New Haven Transit District. She has also worked for the Town of East Haven. She resides in Hamden with her husband, Eric. She has 3 young children and two adult children.

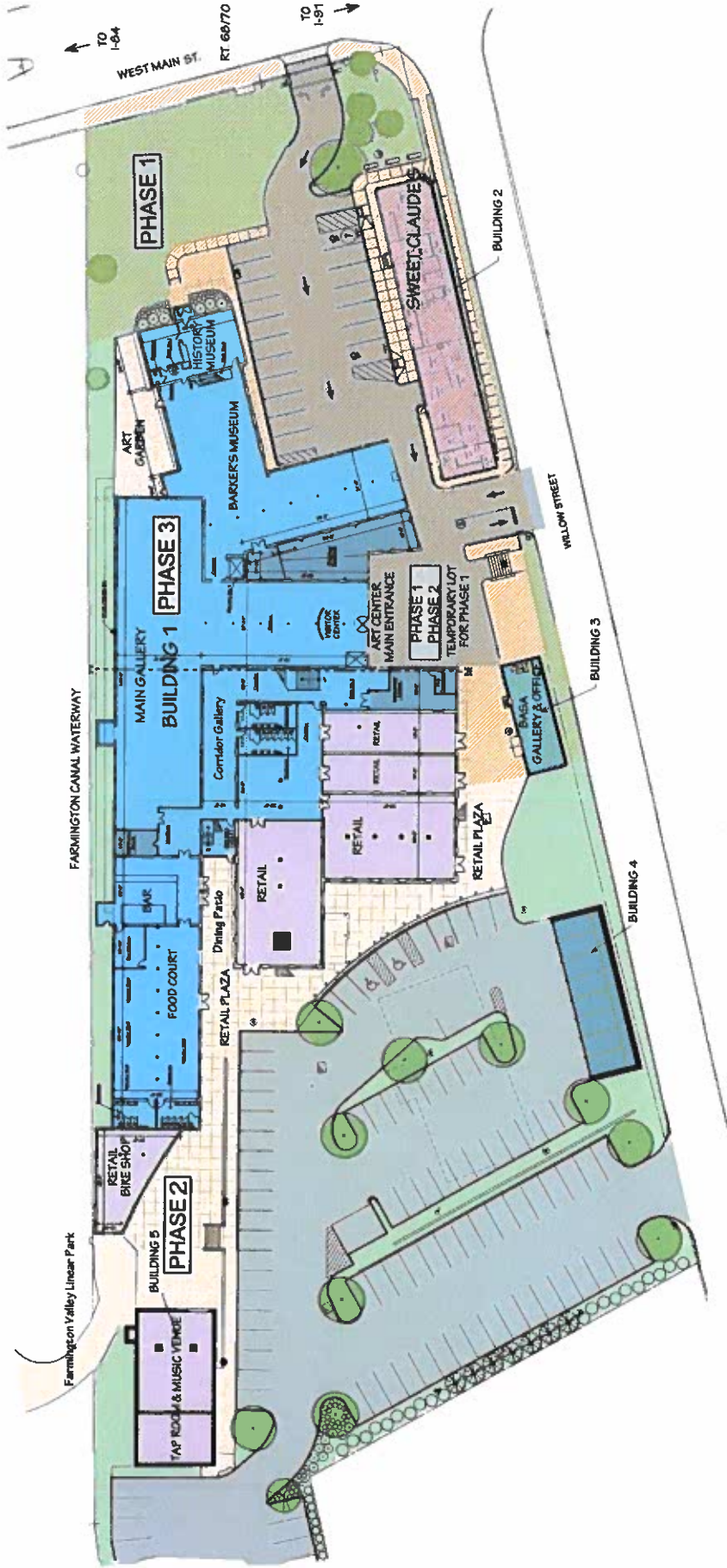
Thank you.

To: Economic Development Commission  
From: Jerry Sitko  
Subject: Ball & Socket Arts, Inc.  
Date: 3/9/2021

Ilona Somogyi, co-founder of Ball & Socket Arts, and Kelly Ann Pearce, owner of Sweet Claude's, will attend the commission's meeting this Tuesday. Ms. Somogyi will share plans for the project & provide updates on tenants & potential tenants. She will also provide information on how creative placemaking projects improve local economies, and discuss the difficulties encountered in funding the brownfield site. Further, Ms. Somogyi will speak to a major pledge drive that will be launched soon. In addition, Ms. Pearce will discuss her plans to move her business from its current location on South Main Street to Ball & Socket Arts.

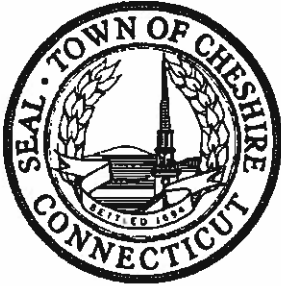
Finally, if you have suggestions for speakers for future meetings, please let me know them on Tuesday or within the next two weeks.

Thank you.



**BALL & SOCKET ARTS**  
**493 WEST MAIN STREET**  
**CHESHIRE, CONNECTICUT**

- = ARTS & ADMINISTRATION
- = RETAIL
- = FOOD & BEVERAGES
- = PLAZA
- = PARKING



**MEMORANDUM  
TOWN OF CHESHIRE**

84 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT 06410  
(203) 271-6670 Telephone (203) 271-6688 FAX

*The Bedding Plant Capital of Connecticut*

**DATE: March 8, 2021**

**TO: Economic Development Commission**

**FROM: Jerry Sitko  
Economic Development Coordinator**

**SUBJECT: Election of Officers**

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Just a reminder that according to its bylaws, the commission is to elect its officers at the April meeting. As you are aware, officers of the EDC are: chairman (Mr. Stanley), vice chairman (Mr. Gromko) and secretary (Mr. Dobbs).

Thank you.



To: Economic Development Commission  
From: Jerry Sitko  
Subject: Open for Business Activities  
Date: March 9, 2021

The promotion to support restaurants & eateries, sponsored by the Economic Development Commission and Cheshire Chamber of Commerce, ends on March 21. Spending \$25 or more in a restaurant will make one eligible to win one of four \$50 gift cards.

Also, the chamber of commerce is working on a promotional trifold that will be mailed to 10,000 households on April 1. The EDC will have an advertisement (see attached) in the trifold which will list all the restaurants & eateries in town.

If you have additional ideas for additional activities to suggest our small businesses, please let me know them at Tuesday's meeting.

Thank you.



The Cheshire Economic Development  
Commission Encourages you to  
***Help Out, Dine In or Take Out.***



- |   |                                   |
|---|-----------------------------------|
| <b>Anthony's Deli &amp; Pizzeria</b> 203-250-1102 | Bagelicious 203-250-9339          |
| <b>Bella Gio Ristorante</b> 203-439-9175          | Cheshire Coffee 203-271-3370      |
| <b>Bimonte's Pizza</b> 203-272-9454               | Cheshire Place 203-439-8140       |
| <b>Blackles Hotdogs</b> 203-699-1819              | China Dragon 203-272-8400         |
| <b>Blender Bar</b> 203-250-8600                   | China Moon 203-150-0688           |
| <b>Cheshire Pizza &amp; Ale</b> 203-272-3651      | Dairy Queen 203-272-7027          |
| <b>C.J. Sparrow</b> 203-272-8204                  | Rose Dairy 203-271-3262           |
| <b>Dunkin'</b> 203-272-5537 @ 310 S. Main St.     | Domino's 203-439-7998             |
| <b>Dunkin'</b> 203-250-7711 @1041 S. Main St.     | Joey Falafel 203-250-1650         |
| <b>Dunkin'</b> 203-651-7050 @1699 Highland Ave    | Michael's Deli 203-272-1107       |
| <b>Fuoco Pizza</b> 203-824-3479                   | Notch Store 203-272-7737          |
| <b>Main Street Café</b> 203-439-9434              | One-Stop Convenience 203-272-7707 |
| <b>McDonald's</b> 203-272-9002                    | Paul's 203-271-3663               |
| <b>Olive &amp; Henry Fine Foods</b> 203-806-1450  | Peter's II 203-272-2750           |
| <b>The Bean Coffee Roaster</b> 203-250-7806       | Pho and Spice 203-439-8918        |
| <b>Vespucci's</b> 203 271-9143                    | Pop's Pizza 203-272-4655          |
| <b>Senor Pancho's</b> 203-758-7788                | Rossini's 203-272-7297            |
| <b>Shef's Bagels</b> 203-272-7229                 | Subway 203-250-9933               |
| <b>Sweet Claudes</b> 203-272-4237                 | Toro Sushi 203-439-7976           |
|   | Victorian House 203-272-5743      |
|   | Viron Rondo 203-439-2727          |
|   | Wayback Burgers 203-439-0060      |
|   | Yougu 203-439-9100                |

***Bold = Chamber of Commerce Members***

This Ad paid for by the Town of Cheshire

**To: Economic Development Commission**

**From: Jerry Sitko**

**Subject: Coordinator's Report**

**Date: March 9, 2021**

**At Tuesday's meeting, I will report to you on a number of topics, including:**

- **Tax Increment Financing (TIF)**
- **State Land in the Interchange Zone**
- **Warehouse/Distribution in the Interchange Zone**
- **Outdoor Dining**
- **Chase Bank**
- **Marbridge**
- **Bone In Prime**
- **Michael's Deli**
- **Cheshire Craft Brewing**
- **Counter Weight Brewing**
- **Phase 2 Remediation of Ball and Socket Arts**
- **Presentations to Credit Rating Agencies**
- **FY 22 Budget**

# Marbridge Ready For Close-up After Expansion

by Mariah Melendez  
Herald Staff

Marbridge Retirement Center has been undergoing an expansion at the property for a while now, and the facility is finally ready to unveil phase one of the project to the public.

Lewis Bower, president of The Bower Group, which runs the retirement center, located at 665 West Main St., has been eager to share what's new at the facility, knowing that many residents have been curious as to the state of the project.

"Being in the location we are in, a lot of people drive by and see that something is clearly going on ... but now we can show people what we've been working on," he

said. The building that has been home to Marbridge originally started as a single-family home, and now, after the new renovations, sprawls over two acres and is 48,000 square feet in size overall. Marbridge has approximately 50 beds for clients and varying apartment sizes for a variety of living arrangements.

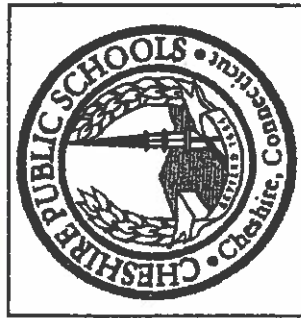
"The biggest thing we wanted to reflect is the longstanding relationship we have with Cheshire," Bower said. "We wanted all the decor and the renovations to reflect the farming heritage of Cheshire, and I think we've done that nicely. A lot of our clients come from the area and we want to honor that"

The rooms have a beautiful look.

See ORIGINAL, page 5



Mariah Melendez/Cheshire Herald  
Marbridge Retirement Center facility has been undergoing an expansive expansion project for the last few months.



## Despite Pandemic, Grand List Grows For Second Straight Year

History will look week at what was vs in The Cheshire years past.

## h 2, 1961 ears Ago

children are to submit names to Cheshire Park, it Monday at a of the Park Com- Mrs. Albert Burke to contact Dr. horp, superinten- tools, on details of gested contest. re advantages of e area, now desig- "The Cheshire was pointed out the growth of the community may future park areas. d was the educa- lues of the park ade a contest school children appropriate. Com- i also voted to e ball park in f Edward J. Hart, of the first Park on.

unic Foote Fowler l her 100th Sunday afternoon heshire Convales- pital, Milldale ere relatives and thered for the oc-

# Original Home to be Restored as Part of Expansion Plan

*Continued from page one*

tique-hotel feel with special- ly-curved furniture and linens, and the common areas are flanked by large floor-to-ceiling windows that let in lots of light during daytime hours. Once completed, the facility will be fully equipped with doctors offices, activity rooms, bistros, and an outdoor patio that will allow the residents a much more expanded and fulfilling experience, according to Bower. Each room is protected by an extensive security system of which Bower is very proud.

"We want our clients to feel comfortable, and safe, first and foremost," he said. "We have keycard access for almost every room, and a brand new, high-tech security camera system to allow us to see what's going on at all times."

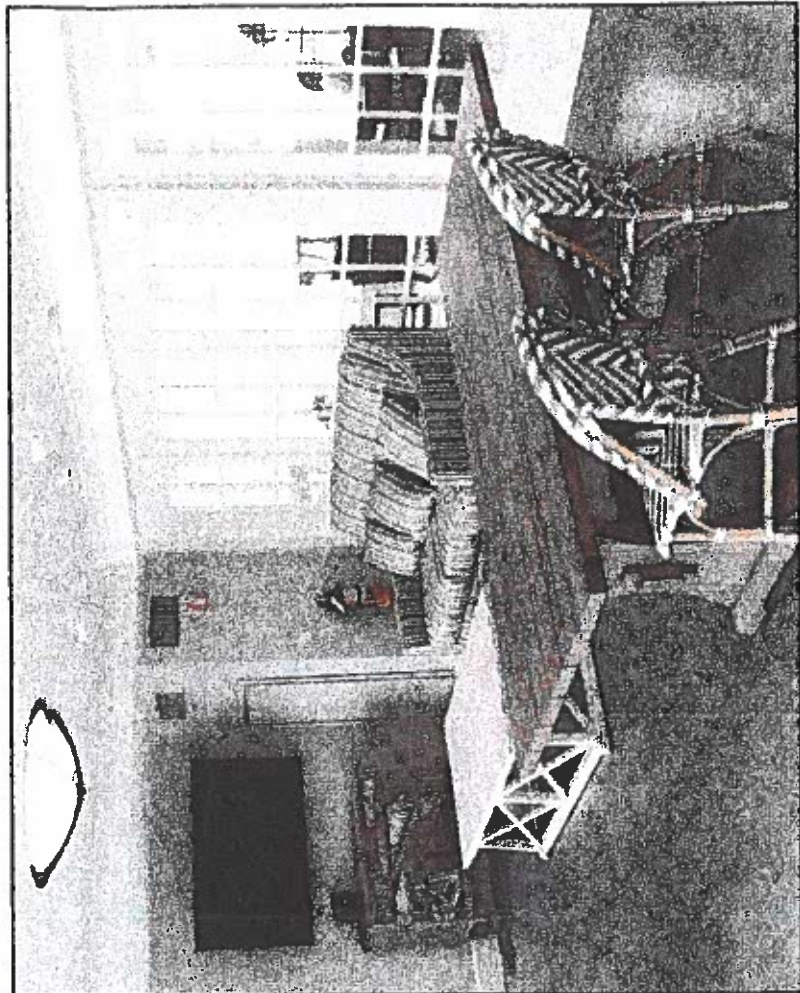
Marbridge Retirement Center has been in operation since 1973 and has a reputation for being a premier location for assisted living and memory care for elderly resi-

dent. Phase one of the expansion plan was supposed to be finished in the fall of 2020, but was delayed slightly due to COVID-19 complications.

"We finished everything in December of 2020, which wasn't bad considering we're facing the pandemic," Bower added. "But I am also proud to say that 100% of our staff and clients are vaccinated."

Phase two of the build will involve the restoration of the original home on the Marbridge property, which dates back to the year 1900, as well as constructing a Victorian-era-style barn and glass link, which is an enclosed glass bridge that will connect both sides of the facility.

"When all is finished, the construction will take on a U-shape, along with modern barn doors and things that will really bring it all together and connect the whole feel of the facility," Bower explained. "We strive to give that personal touch to our clients, something that they can't get anywhere else."



A view of the new upstairs seating area at Marbridge Retirement Center.

Mariah Melendez/Cheshire Herald

The personal touch Bower refers to includes freshly-baked cookies at night, along with social and happy hours once COVID-19 restrictions are lifted. Marbridge Retirement facility also focuses a lot of attention on the entire family, not just the single client.

"It's usually not just the client we want to appeal to," Bower said. "We want people to feel comfortable leaving their loved ones with us, which is why we strive to make everything as customizable as possible."

# Friends Ready To Put Steak On The Menu In Cheshire Owners Investing \$700K In Renovations, Upgrades

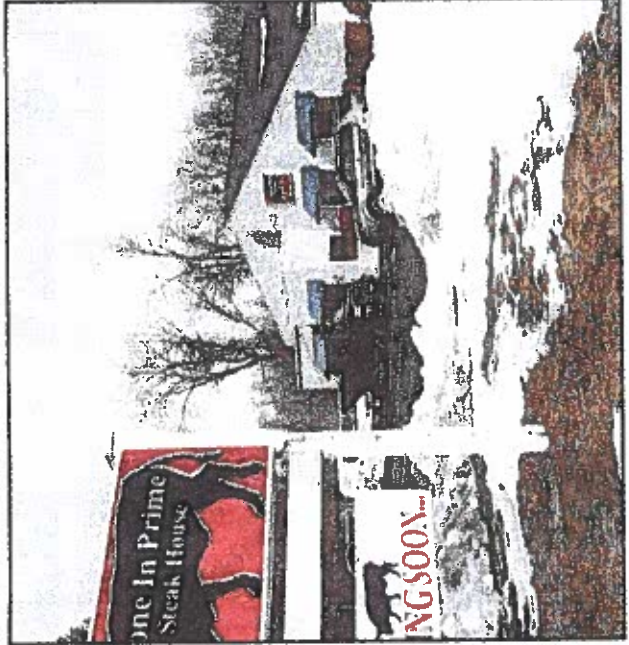


from a business where customers could shop for packaged meals to an upscale restaurant.

Two lifelong friends are planning to open Bone In Prime Steak House at the former location of Perfectly Pie on Highland Avenue, transforming the building

Enzo Beskovic, co-owner of Perfectly Pie, said they're investing a lot to make that place nice and welcoming.

The interior renovations



Dave Zajac, Record-Journal

*Enzo Beskovic (left), is the co-owner of Bone In Prime Steak House, a new restaurant coming to 1410 Highland Ave. (above) Beskovic is hoping to open the restaurant in mid to late March. Beskovic is currently the head chef at Fleming's Prime Steakhouse & Wine Bar in West Hartford.*

lies' restaurants. Cecunjanin recalled coming home from school to rush through homework so that he could go to the restaurant in the evening to help out.

He kept that family focus when he branched off to open Red Fox Restaurant in Middletown with his brother, Alex Cecunjanin, in 2015. They expanded seating capacity from 80 to 300 within a few years of opening. He also now runs Fox on the Green in Portland with his brother.

The menu and atmosphere at Bone In Prime will be comparable to Red Fox Restaurant, which has a menu centered around steaks, seafood, and Italian dishes.

Though this will be Beskovic's first time as an owner, he has worked in the restaurant business for decades and is excited to be able to create his own recipes and sauces. He specializes in steaks and fish.

Through his time working at other steakhouses, like Fleming's Prime Steakhouse in West Hartford, he's learned that the most important part

*See SITKO, page 6*

and a new patio expected to be completed in the summer will allow up to 500 patrons to be seated. They've brought in new kitchen equipment and built a bar.

Both Cecunjanin and Beskovic have a long history in the restaurant business. They grew up together in Montenegro and moved to the United States as teenagers in 2001 to work in their fami-

"The biggest thing is also the wine room," Cecunjanin said. "We're going to start off with 200 different bottles of wines."

# Police News

*Kathleen Hodges, of Cheshire, and her grandchildren, from left to right, Brooke, 11, Nora, 7, and Scott, 7, walk a path outside St. Bridget of Sweden Parish in Cheshire after receiving ashes on Ash Wednesday.*

Dave Zajac/Record-Journal

## Braca: Church Activities Provide Sense Of Normalcy

*Continued from page one*

the sacraments. "It's one of those things where it's a small change, but if that's what we need to do to keep our parish safe, then it's a no-brainer that we were go-

ing to do that," he said.

Walking out of St. Bridget with his two children, Cheshire resident Jonathan Braca said that seeing the church community continue with its sacraments and rites gives the congregation hope and com-

fort. "It's all about hopc and normalcy ... faith is some-thing we all have in different ways," he said, adding that seeing the church community together again shows that "we're all in it together."

## Sitko Excited For Bone In Prime To Open

*Continued from page two*

of cooking a good steak is being able to identify the best cuts of meat.

"It's the best quality of meat. A steakhouse doesn't use low-grade meat, they use the top-grade meat, which is prime and that's what we're going to use ... they will all be prime grade," he said.

Cheshire Economic Development Coordinator Jerry Sitko said he's excited to see

a business quickly move in to take the place of Perfectly Prepared, which opened in 2018 and went out of business at the start of the pandemic.

"We're really excited to have them come here. They have a good reputation where they are in Middletown," he said.

Since the renovation will include a banquet hall, Sitko is also looking forward to

having a destination where locals can hold large gatherings.

Bone In Prime will add diversity to the dining options along Route 10.

"You want to diversify your business community and you want to diversify the number of offerings in the restaurant sector," Sitko said. "It's good for Cheshire consumers and also ... it's good for the restaurants."

### MOTOR VEHICLE VIOLATIONS

Brian Goral, 42, of Wallingford, was charged with operating an unregistered motor vehicle on Jan. 31 at 4:20 p.m.

Gary Burness, 53, of East Haven, was charged with operating an unregistered motor vehicle on Jan. 31 at 6:08 p.m.

Senh P. Voong, 47, of Ridgecrest Dr., was charged with operating an unregistered motor vehicle on Jan. 31 at 6:22 p.m.

Kyle Riether, 29, of Wallingford, was charged with traveling unreasonably fast on Feb. 3 at 4:58 p.m.

Eric Lozaw, 46, of Bellamy Rd., was charged with operating an unregistered motor vehicle on Feb. 3 at 6:10 p.m.

Christina A. Deutsch, 27, of Sharon, was charged with following too closely on Feb. 4 at 9:01 p.m.

Melanie Joseph, 36, of East Haven, was charged with traveling unreasonably fast on Feb. 5 at 11:39 p.m.

### BREACH OF PEACE

Donald T. Tamaro, 52, of West Main St., was charged with second-degree breach of peace on Feb. 4 at 7:09 p.m.

Joseph Morgillo, 32, of Main St., was charged with second-degree breach of peace on Feb. 7 at 6: p.m.

### CELL PHONE/DISTRACTED DRIVING

Connor Slade, 27, of Sharon Rd., was charged with using a handheld cell phone/electronic device while operating a motor vehicle on Jan. 31 at 5:07 p.m.

Frank Michael Zumbo, 26, West Main St., was charged with disobeying and officer's sign and using a handheld cell phone/electronic device while operating a motor vehicle on Jan. 31 at 5: p.m.

Sabita Rathi, 57, of Kensington Ct., was charged with using handheld cell phone/electronic device while operating a motor vehicle on Feb. 3 at 4:45 p.m.

Henry T. Dupont, 33, Hawthorne Dr., was charged with using a handheld cell phone/electronic device while operating a motor vehicle on Feb. 3 at 4:45 p.m.

# Property Transfers

The following property transfers were recorded at the Town Clerk's office:

Sam Ratner and Ruth Ratner to Ratner Family Trust, property at 85 Williams St., Feb. 1, 2021, quitclaim, no consideration.

Brandon A. Parenti to Brandon A. Parenti and Marissa R. Disapio-

Hill Rd., Feb. 4, 2021, \$690,000 Estate of Maybelle G. Bens Clearview Farm Preserve Phas LLC, property at 947 Corrv Ave., portion of Lot 12-7, Feb. 2021, \$115,000.

Douglas S. Brown and Kathie M. Brown to David Doyle a Jessamin Doyle, property at



General Assembly

January Session, 2021

**Raised Bill No. 6610**

LCO No. 4217



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

**AN ACT CONCERNING THE PROVISION OF OUTDOOR FOOD AND BEVERAGE SERVICE BY RESTAURANTS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective from passage*) (a) For the purposes of this  
2 section, "food establishment" means a food establishment that is  
3 licensed or permitted to operate pursuant to section 19a-36i of the  
4 general statutes, and "municipality" has the same meaning as provided  
5 in section 8-1a of the general statutes.

6 (b) Notwithstanding any provision of the general statutes, special act,  
7 municipal charter or ordinance, the zoning commission of each  
8 municipality shall allow any licensee or permittee of a food  
9 establishment operating in such municipality to engage in outdoor food  
10 and beverage service as an accessory use of such food establishment's  
11 permitted use. Such accessory use shall be allowed as of right, subject  
12 only to any required administrative site plan review to determine  
13 conformance with zoning requirements not contemplated by this  
14 section.

15 (c) Any such licensee or permittee may engage in outdoor food and



16 beverage service (1) on public sidewalks and other pedestrian pathways  
 17 abutting the area permitted for principal use and on which vehicular  
 18 access is not allowed, (A) provided a pathway the length of the lot upon  
 19 which the area permitted for principal use is located, and not less than  
 20 six feet in width, not including any area on a street or highway, shall  
 21 remain unobstructed for pedestrian use, and (B) subject to reasonable  
 22 conditions imposed by the municipal official or agency that issues right-  
 23 of-way or obstruction permits; (2) on off-street parking spaces  
 24 associated with the permitted use, notwithstanding any municipal  
 25 ordinance establishing minimum requirements for off-street parking; (3)  
 26 on any lot, yard, court or open space abutting the area permitted for  
 27 principal use, provided (A) such lot, yard, court or open space is located  
 28 in a zoning district where the operation of food establishments is  
 29 permitted, and (B) the licensee or permittee obtains written  
 30 authorization to engage in such service from the owner of such lot, yard,  
 31 court or open space and provides a copy of such authorization to the  
 32 zoning commission; and (4) until 9 o'clock p.m., or a time established by  
 33 the zoning regulations of the municipality, whichever is later.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

**Statement of Purpose:**  
 To require municipal zoning commissions to permit restaurants to engage in outdoor food and beverage service as an accessory use of such restaurant's permitted use.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*