



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday August 19th, 2025 - 7:30 AM - 84 South Main Street, Cheshire, CT
06410 Room 207/209**

PRESENT: Derek Gromko (Chair), Douglas Johnson, Don Dobbs (Secretary), Michael Ceccorulli, Courtney Cullinan, Dave Borowy

Yetta Augur (President of Chamber of Commerce)

ABSENT: David Pelletier (Vice Chair), Jim Jinks, Dr. Jeffrey Solan (Superintendent of Schools), Mark Thomas

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Chair Derek Gromko called the meeting to order at 7:30 A.M.

B. ROLL CALL / DETERMINATION OF QUORUM

The roll was called, and a quorum was present.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by everyone in attendance.

D. APPROVAL OF MINUTES: June 17, 2025 Special Meeting.

- Mr. Dobbs made a motion to approve the minutes.
- Mr. Johnson seconded the motion to approve the minutes.
- All were in favor and the motion passed to approve the minutes.

E. PUBLIC COMMUNICATIONS:

1. Guest Speaker - Mr. Barry Feldman - Cheshire Community Guide

Mr. Feldman spoke briefly on the newly released Cheshire Community Guide. This new release was the result of a proposal made one year ago to revive this community mailing. The Town of Cheshire has been supportive with favorable reception by the public. This guide was mailed to 10,500 residents of Cheshire.

2. Guest Speaker - Presentation by 3 Squared LLC

Isaac Sweky opened the presentation stating the proposal he and his two partners, Nicholas Martino and Louis Roy Eyjen was the RFP response recommended to the Cheshire Town Council for review. The proposal outlines a concept to develop the property in the north end of Cheshire granted to the Town for Economic Development in 2019 by the state.

Background:

- The 58 acre parcel of land in the north end owned by the State was granted to Cheshire in 2019 for Economic Development for 5 years.
- The property is zoned 'Interchange Commercial, light Commercial' and has been since 1954.
- The Cheshire RFP had detailed expectations to be met for the Town including benefits to the town.
 - The RFP was submitted in Feb 2025
 - The Steering Committee recommended this be presented to the Town Council in June of 2025
 - The first presentation of this proposal was made to the Town Council in August 2025
- The concept includes the following:
 - The concept is for a Cold Storage Warehouse that would occupy the Hyland Ave side of the property.
 - There is an estimate that this facility will create 200 jobs.
 - There would be areas of the property earmarked for a restaurant and housing.
 - The proposal also includes adding a bus stop.
 - 25 – 30 acres of the property will remain wooded and not developed
 - There will be premium costs to develop the property for:
 - Town Sewage
 - Leveling the land which has hilly topography
 - The development schedule is expected to be 5 years
 - Preliminary traffic study shows traffic will only go between site and I-691
 - Expectations are that there will be no impact to downtown area.
- Commission questions:
 - Mr. Dobbs asked if the facility would generate night traffic?
 - 3 Squared Team response: No
 - Mr. Ceccorulli asked about the estimate of traffic that would be generated.
 - 3 Squared team/Traffic Study estimates 25k per day again primarily traveling from facility to I-691.
 - Mr. Gromko asked about expectations of sound generated from facility.
 - 3 Squared Team noted loading areas would be facing the south of property and berms would be present between building and street.
 - Mr. Ceccorulli asked about the expected entitlements in order to get this approved for development:
 - Inland Wetlands approval
 - Planning and Zoning approval of the site design along with permits.

At the conclusion of the presentation, Mr. Martelli wanted to share his comments on how quickly the public spun up comments about this proposal. He wanted to remind everyone that this is the beginning of a long process. The Town Council just learned about this at the August 11 Town Council meeting. Additionally, there will be a Public Hearing in September.

The role of the Economic Development Commission is to listen to the proposal and make

recommendations to the Town Council for land conveyance. He also reminded the meeting attendees this property was granted to Cheshire in 2019 for Economic Development for 5 years. Finally, there were no plans for the Economic Development Commission to make any recommendations at today's meeting.

The next step for the Town Council will be decision to convey the property.

Mr. Sweky thanked the Commission for hearing the presentation adding this is a long term business venture that will benefit the Town of Cheshire.

F. COMMISSION BUSINESS:

Town Economic Development update:

Mr. Martelli presented some highlights from the Economic Development update:

- The County Plaza at 1111 South Main Street conveyed for \$2.7 million. The new owners are planning capital investments.
- 10 McKee Place, formal location for FIP, has conveyed to Nosal Builders for \$1.1 million.
- Lot # 2 at Stonebridge Crossing conveyed back in Feb with plans to build a Hotel that will also have a banquet room.
- As of August 8, Stonebridge Crossing is 93 % leased and announced with Starbucks as the newest company to join the plaza. Unfortunately Wholefoods opening has been pushed back to after January 2026.
- Ms. Augur has shared that the Cheshire Fall Festival is ready to go for the weekend of September 12 & 13.

G. ADJOURNMENT

- Mr. Dobbs made a motion to adjourn the meeting.
- Mr. Ceccorulli made a second motion.
- All were in favor, and the meeting was adjourned at 8:56 AM.

Attest: _____

Celine L'Heureux, Minutes Clerk