



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday October 21, 2025 - 7:30 AM - 84 South Main Street, Cheshire, CT
06410 Room 207/209**

PRESENT: Derek Gromko (Chair), David Pelletier (Vice-Chair), Don Dobbs (Secretary), Dave Borowy, Mark Thomas, Yetta Augur (President Chamber of Commerce)

ABSENT: Douglas Johnson, Jim Jinks, Michael Ceccorulli, Courtney Cullinan, Dr. Jeffrey Solan (Superintendent of Schools)

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Chair Derek Gromko called the meeting to order at 7:31 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: September 16, 2025 Special Meeting.

- Mr. Pelletier made a motion to approve the minutes.
- Mr. Dobbs seconded the motion to approve the minutes.
- All approved the meeting minutes.

E. PUBLIC COMMUNICATIONS:

No Updates

F. COMMISSION BUSINESS:

Economic Development Commission Goals and Objectives

This discussion will be a visioning session to set a mission statement.

Mr. Martelli sent out questions for the Commission members to think on ahead of the meeting in preparation for this discussion:

- I. What is Cheshire's top three economic strengths?**
- II. What is holding Cheshire back from growth?**
- III. Where do you envision the town in 10 years?**

Discussion:

I. What is Cheshire's top three economic strengths?

- Mr. Pelletier: 1) Strong Education 2) Strong fiscal government 3) Diverse Business Base
- Mr. Borowy: 1) Centrally located in the State
- Mr. Dobbs: 1) TIFF is critical to location of developed properties is critical to the balance of residential and industry areas in the Town.

II. What is holding Cheshire back from growth?

- Mr. Martelli offered some additional information to help with this question:
 - i. The town zoning prohibits certain development.
 - ii. Zoning could also limit future growth of the town.
 - iii. It is expected that the town will top out at 35k for population.
- Mr. Pelletier noted holdbacks are: 1) Current zoning 2) Traffic.
 - iv. He further added that applications are not re-zoning farmland which would be where possible development would occur.
- Mr. Gromko noted Public opposition prevents proposals for development. Ex the recent decision on Warehouse cold storage proposal.
- Mr. Dobbs suggested that perhaps more steps to better inform the community of new proposals would help. Ex. Helping the community understand the Town grand list and the implications and burden on the residents.
- Mr. Martelli offered that new Town Website has the function that can be enabled to 'notify me' when updates are made notices are pushed to you.
- Mr. Pelletier also offered perhaps we could link more news articles to the website to offer more information.
- Mr. Martelli also shared that the loss of the Cheshire Herald has negatively impacted communication and eroded a sense of community. Furthermore, the new Community Engagement person starts the first week of November and will be working on a Community newsletter.
- Mr. Gromko suggested a community Facebook page. This idea would need the ability to respond to questions.
- Ms. Augur also shared more people are going to Facebook for their news.

- Mr. Borowy stated that newsletters are beneficial to the community.

III. Where do you envision the town in 10 years?

- Mr. Dobbs said he envisions more housing and more traffic.
- Mr. Gromko wondered what Main St. will look like in 10 years.
- Ms. Augur inquired to the status of the BAR report changes. Mr. Martelli said there will be a deeper dive on the traffic section of the report. He also shared that the DOT is considering a rotary for Mountain Rd/Rt. 70.
- Mr. Borowy said he wonders on how properties will be re-used in 10 years.
- Mr. Pelletier also inquired about the ‘Demolish-Delay’ Ordinance and its impact on commercial properties. This ordinance is invoked if a request is made to demolish a property that is more than 80 years old, the request is added to the Historic Commission next meeting agenda. The commission can put request on hold for 180 days to provide time for folks to learn, seek and salvage from the property.
- Mr. Thomas also suggested that greater communication to the town residents will help residents understand impacts to the grand list and this will be important going forward. It would also be opportunity for the EC to share analysis and make recommendations on proposals. He continued to add that Cheshire has a strong residential community with a balance of quality of life and a thriving business community.
- Mr. Martelli reviewed the Cheshire profile and noted that only 14% of the grand list is commercial and the rest is residents.

IV. Next Steps for EDC: Mr. Martelli has asked the commission to review and finalize mission statement at next meeting and perhaps present to Town Council in December.

- a. Define the role of the EDC which would include a mission statement.
- b. EDC can work more with existing businesses to help them grow with potential for more taxes.
- c. Clarify if EDC is advisory or play a stronger role with recommendations partnering with Planning and Zoning.

G. EDC Update:

Mr. Martelli shared highlights from his EDC report for this month:

- The Shops at Stonebridge plaza is now 98% leased.
- Entrance sign will be stone.
- Area behind Stonebridge with bridge will be re-furbished.
- Mr. Martelli reviewed the referendum questions that will appear on the voting ballots.
- Mr. Martelli also shared that the Town Council has not made a decision on the state property identified for economic development

H. ADJOURNMENT

- Mr. Pelletier made a motion to adjourn the meeting.
- Mr. Borowy made a second motion.
- All were in favor, and the meeting adjourned at 9:01 AM.

Attest: _____
Celine L'Heureux, Minutes Clerk



Cheshire Economic Development Commission Strategic Vision

October 21, 2025

“Homework” Response

1. What are Cheshire’s top 3 economic strengths?
2. What’s holding Cheshire back from growth?
3. Where do you envision the town in 10 years?



State of Cheshire's Economy

- Population, demographics, and workforce profile
- Tax base composition and fiscal trends
- Business mix and major employers
- Regional competitiveness and opportunities



SWOT Analysis

- Strengths: Quality schools, central location, community identity.
- Weaknesses: Limited commercial and industrial space.
- Opportunities: Strategic Location, Educated workforce, sense of place
- Threats: Regional competition



Visioning Exercise

- Goal: Define Cheshire's economic identity for 2035
- Prompt: 'In 2035, Cheshire is a thriving, connected community...'
- Create draft vision statement



Strategic Priority Areas



1. Downtown
Revitalization &
Placemaking



2. Business Retention
& Expansion (BRE)



3. Industry Attraction:
Tech, Green, Light
Manufacturing



4. Infrastructure &
Permitting Efficiency



5. Marketing &
Branding Cheshire

Visioning Exercise

- Goal: Define Cheshire's economic identity for 2035
- Prompt: 'In 2035, Cheshire is a thriving, connected community...'
- Group discussion
- Draft vision statement



Vision Statement for the EDC



Next Steps & Implementation

- Finalize Strategic Vision & Action Plan
- Communicate outcomes to Town Council and public





ECONOMIC DEVELOPMENT UPDATE

Andrew Martelli - Assistant Town Manager

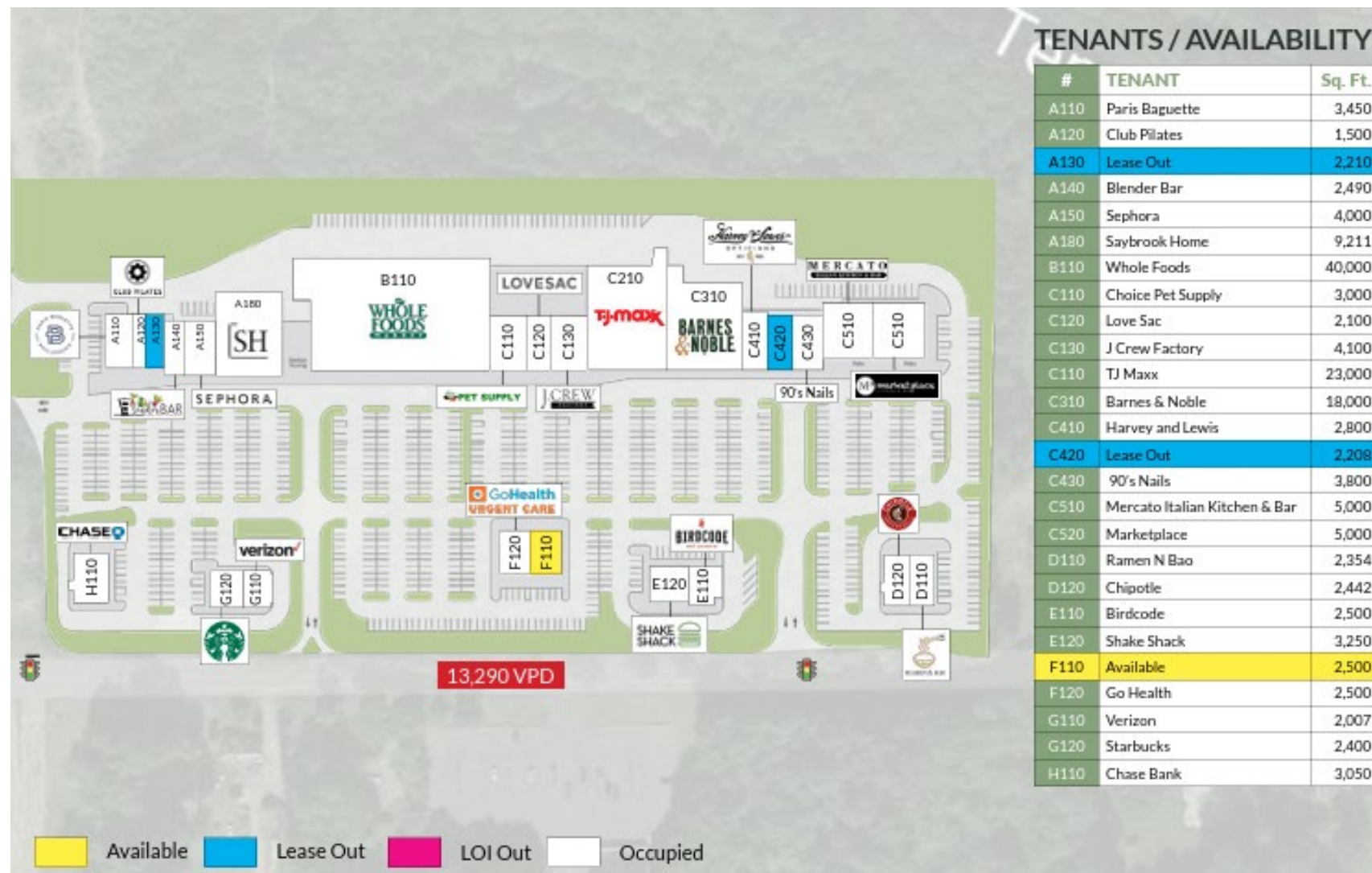
October 21st , 2025

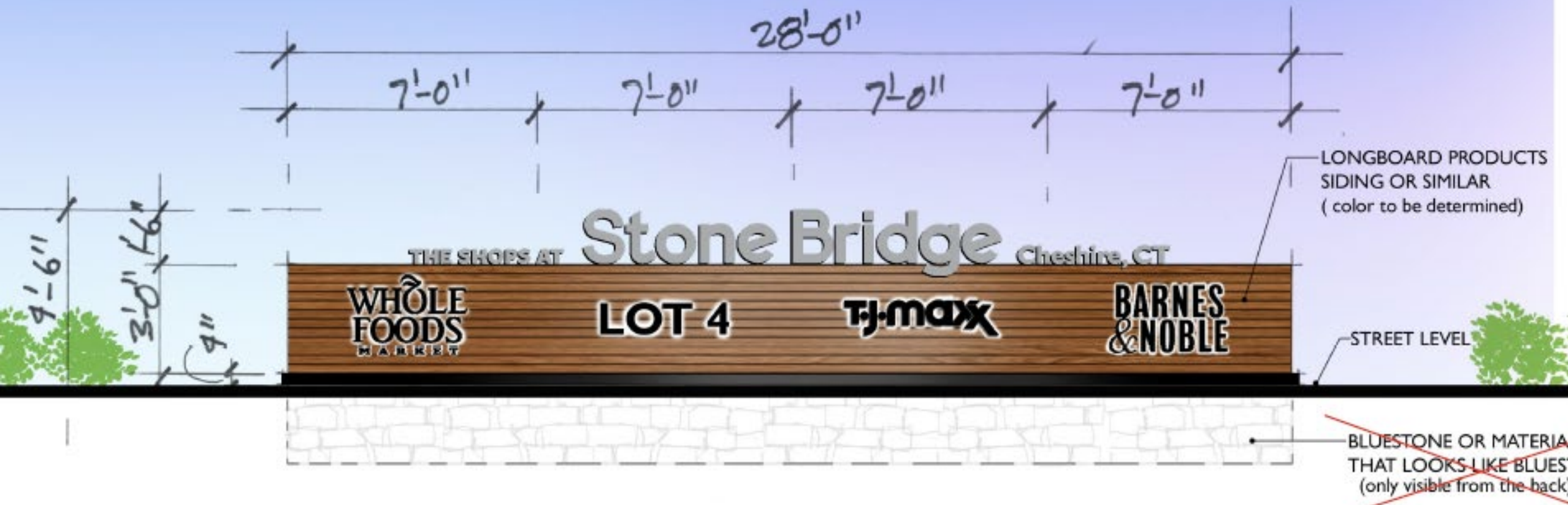


Leasing Plan as of October 17, 2025 Sephora & Ramen N Bao Announced

Available – 2,500
Lease Out – 4,418
TOTAL SF: 154,872

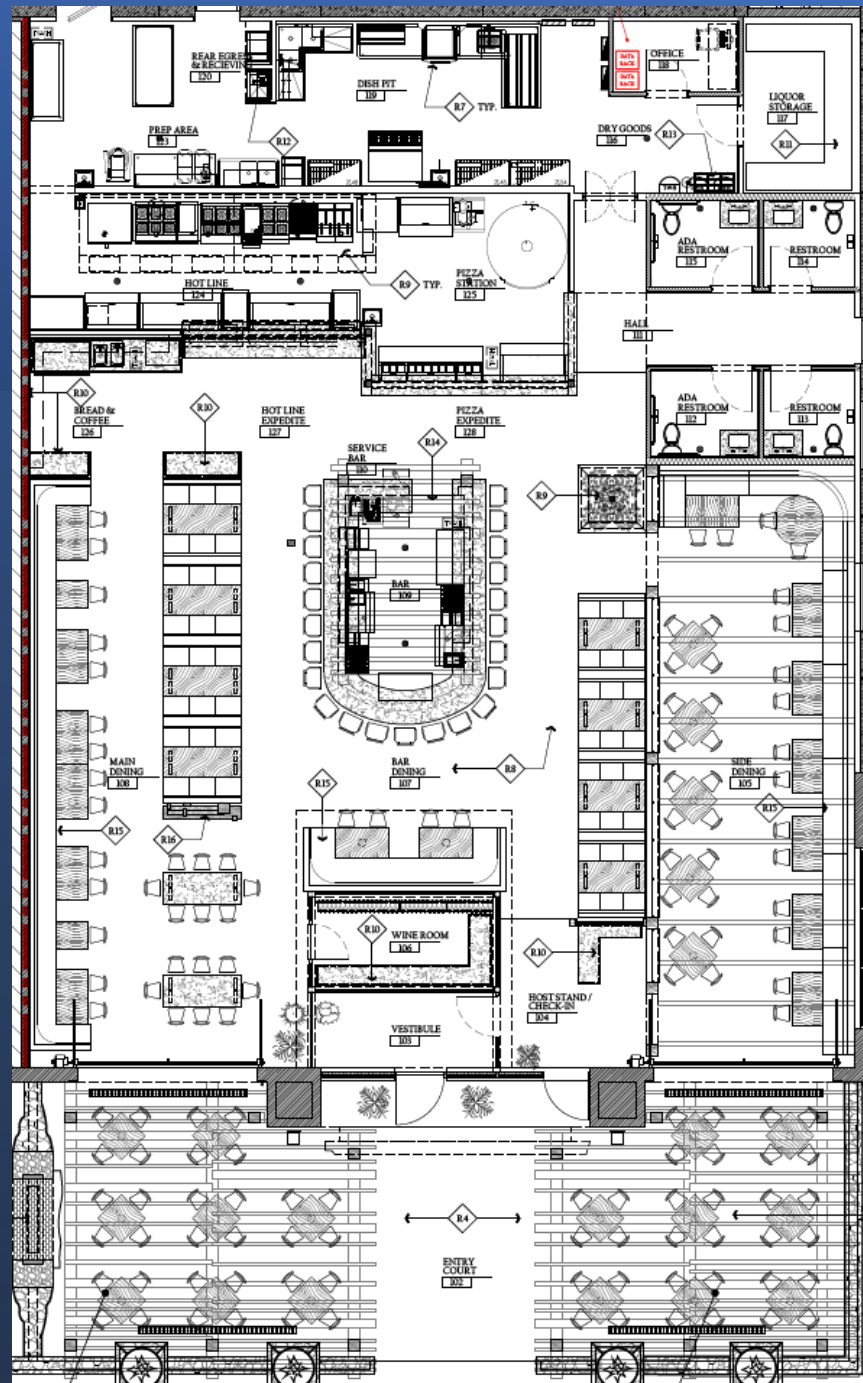
TOTAL Available: 2,500
August 2025: 143,592 (93%)
October 2025: 152,372 : (98.4%)
98% Committed to Date



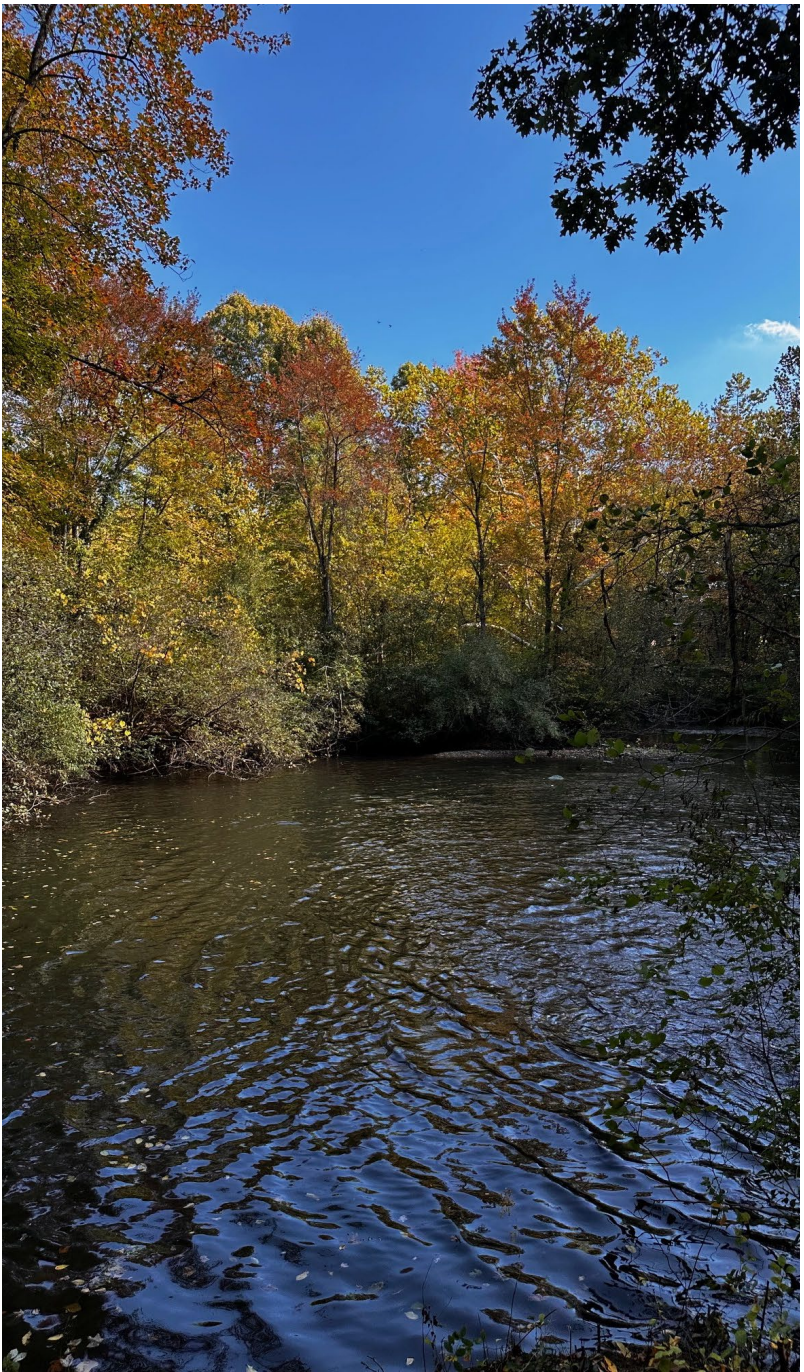


MONUMENT SIGN

Mercato Layout









Open Space Preservation



NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS

OPEN SPACE IN CHESHIRE, CT

QUICK STATS

OPEN SPACE

- Total Open Space Acreage: 4517.25 acres
- Percentage of Land that is Identified as Open Space: 21%
- Total Number of Open Space Properties: 179
- Open Space Acres per Capita: 0.16

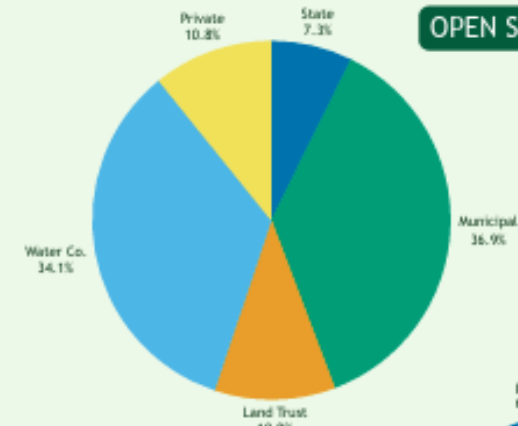
PROTECTED OPEN SPACE

- Total Protected Open Space Acreage: 4037.06 acres
- Percentage of Land that is Identified as Protected Open Space: 19%
- Total Number of Protected Open Space Properties: 105
- Protected Open Space Acres per Capita: 0.14

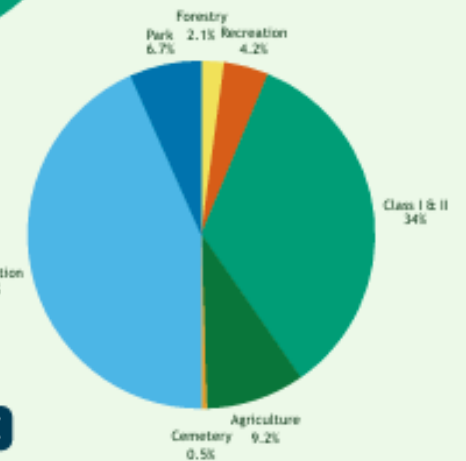
PARCEL SIZE

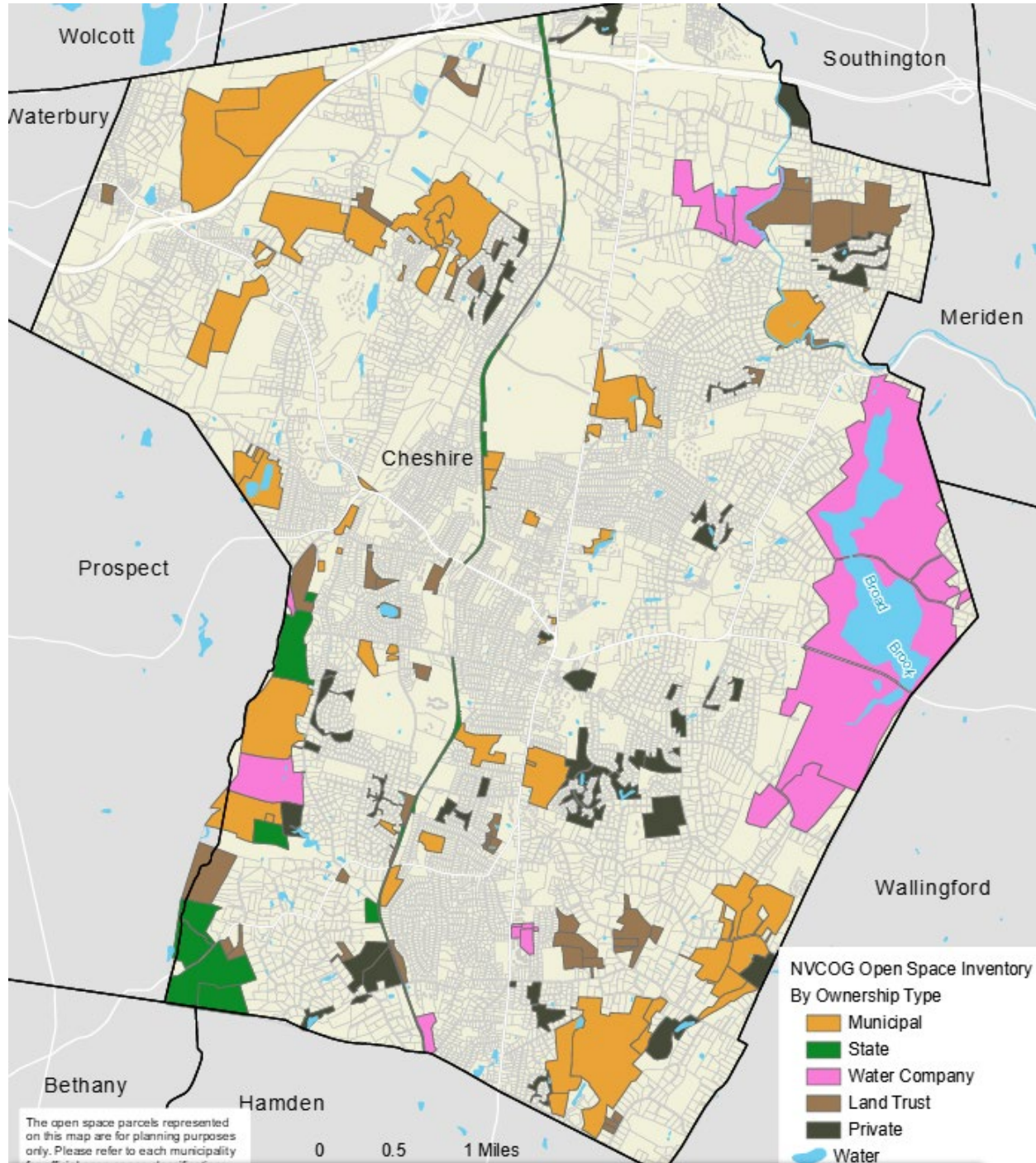
- Avg. Size: 25.23 acres
- Min: 0.27 acres
- Max: 475.66 acres

OPEN SPACE BY OWNER TYPE

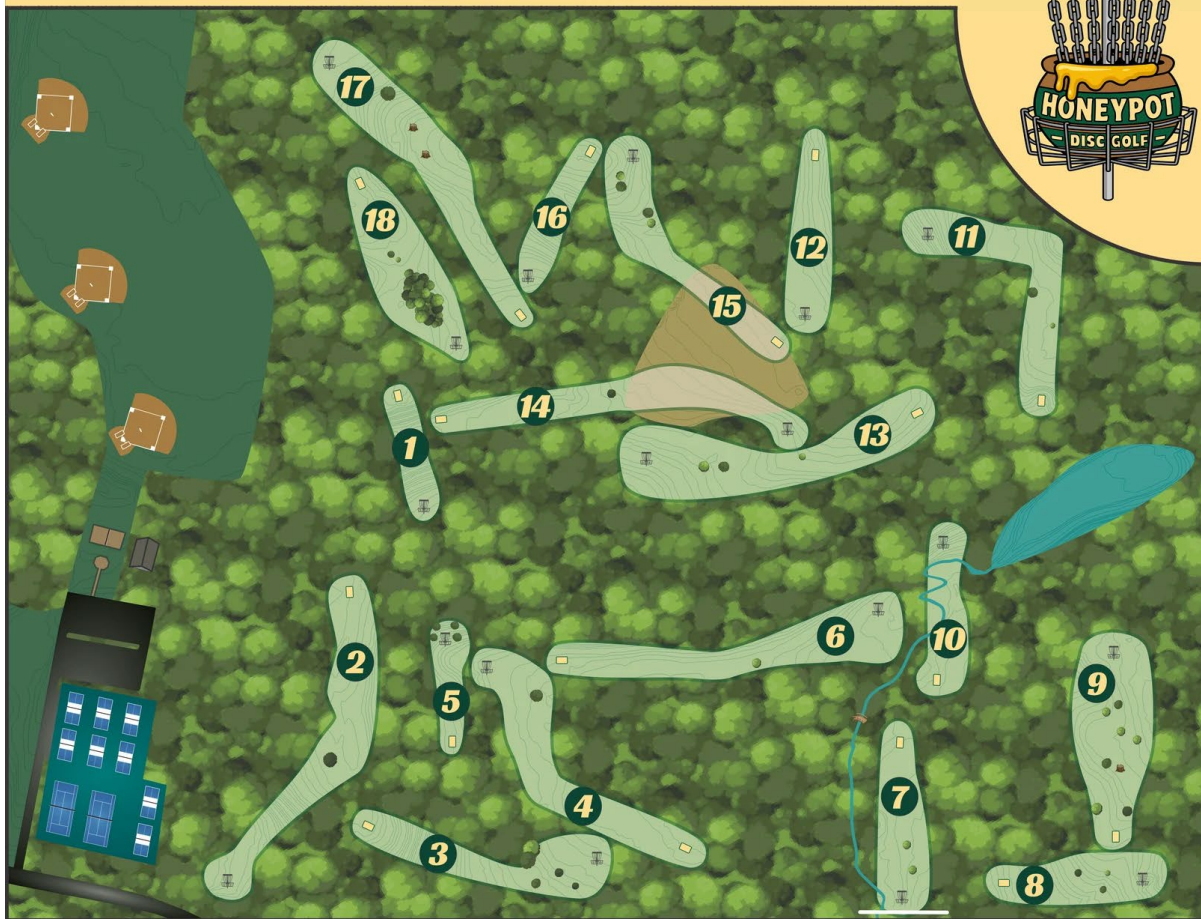


OPEN SPACE BY PRIMARY USE





HONEYPOT DISC GOLF COURSE CHESHIRE PARK



#	PAR	Distance - 5726'
1	3	200'
2	4	500'
3	3	295'
4	3	420'
5	3	168'
6	3	414'
7	3	255'
8	3	171'
9	3	295'
10	3	237'
11	3	370'
12	3	242'
13	3	371'
14	3	457'
15	3	370'
16	3	193'
17	4	481'
18	3	287'



1 PLAY SMART

Never throw into a blind area or when players, spectators, pedestrians, or other facility users are within range. Use a spotter.

2 RESPECT THE COURSE

Observe all posted rules. No littering, graffiti, or abuse of equipment or flora.

3 RESPECT THE SPORT

Be positive and responsible. Teach others.



Multi Family Units Approved

Project Location	# Market Rate	# Deed Restricted Affordable	Unit Total
Kensett Square	15	0	15
687 South Main – <i>Parkside</i>	6	0	6
Hazel Drive	91	23	114
River Pointe	300	0	300
Maplecroft Village	45	11	56
Vessel – Realty	59	21	70
589 South Main – <i>Hamlet on South Main</i>	13	0	13
Metro Realty	14	58	72
Jacks Farm	9	36	45
242 South Main Street – <i>Bliss</i>	7	0	7
Total	559	149	698

Cheshire Public Schools																				
Student Enrollment in New Developments - as of Sept 2025																				
			# of Students by Grade																	
Street Name	Development Name	Total # of Units	PK3	PK4	K	1	2	3	4	5	6	7	8	9	10	11	12	Pre-Reg	Other	TOTAL # OF STUDENTS K-12
Soderman Way	The Reserve At Stonebridge	72	0	0	3	3	1	5	4	0	2	2	1	0	0	0	2	0		23
Shea Circle	The Reserve At Stonebridge	68	0	1	1	1	0	0	2	0	0	0	0	0	0	1	0	0		6
Hazel Dr	Lakeside At Cheshire	114	0	0	1	2	1	0	1	0	1	0	0	0	1	0	0	1		8
106 Stonebridge Court	Riverpointe	300	0	0	2	5	1	1	1	1	3	0	3	1	1	0	1	0		20
64 E Mitchell	Maplecroft Village	56	0	2	4	3	0	1	2	3	0	3	1	0	0	1	0	0		20
146 Realty Drive	Vessel	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
589 South Main Street	Hamlet on South Main	13	0	0	1	0	1	0	1	1	0	0	2	0	0	2	0	0		8
29 Wallingford Road	Old Towne Commons	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
242 South Main Street	Bliss Bridal Apartments	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
	Totals	715	0	0	12	14	4	7	11	5	6	5	7	1	2	4	3	0	0	85
Approved Projects - Construction TBD																				
1538 South Main Street	Jacks Farm	45																		0
Highland Avenue / Metro	Cheshire Highland	71																		0
	Totals	116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	Grand Totals	831	0	0	12	14	4	7	11	5	6	5	7	1	2	4	3		0	85