



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday November 18, 2025 - 7:30 AM - 84 South Main Street, Cheshire, CT
06410 Room 207/209**

PRESENT: Derek Gromko (Chair), Don Dobbs (Secretary), Dave Borowy, Mark Thomas, Yetta Augur (President Chamber of Commerce), Michael Ceccorulli, Courtney Cullinan

ABSENT: Douglas Johnson, Jim Jinks, David Pelletier (Vice-Chair), Dr. Jeffrey Solan (Superintendent of Schools)

STAFF: Andrew Martelli (Assistant Town Manager)
Michael Glidden (Town Planner)

GUESTS: Mr. Jim Redicker and Marcy Miller from FHI/IMEG Studio

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: October 21, 2025 Special Meeting.

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

E. PUBLIC COMMUNICATIONS:

No Updates

F. COMMISSION BUSINESS:

- Presentation on Multi-Model Transportation Study by FH1 Studio/IMEG.

Marcy Miller, who has been employed by IMEG for 20 years, facilitated the presentation on this study.

IMEG, which has been in business for over 30 years with offices in CT, NJ and NY, launched this study 1 year ago. The process follows these stages:

- I. Discovery, design and reporting phase: This phase includes reviewing existing conditions, town demographics, reviewing Plan of Conservation and Development, and community life.
- II. Engagement: This phase outreaches residents to get their feedback on the town's traffic concerns. IMEG uses a variety of modes to capture feedback including public meetings, social media and digital interactive mapping exercises. This portion of the study is two thirds complete with target to fully complete by the end of December.

Questions: Mr. Martelli asked what is considered a good response rate from the Town?

Depending on the mode and number of people outreached, about 200 responses is good.

- III. What did they learn is the third phase of study. IMEG employs the help of AI (Tool name is ARNI) to conduct the analysis. These three items were the most common topics in the responses:
 - i. Route 10 Congestion
 - ii. Connectivity and comfort for bicycles
 - iii. Signage for trail roadway crossings
- IV. Building the Vision Statement. This states is built using the feedback which then informs the goal and action strategies to reach the goal. IMEG will capture about 20 to 30 strategy actions for Cheshire.
- V. Review full report and action strategies. The final strategy will be to review will be to present full results of study. The target for this is Spring of 2026 and will include the final written final report and a video(approximately 4 minutes).

Commission discussion and questions:

Mr. Dobs asked how IMEG gets feedback from surrounding communities of Cheshire including people.

Who travels to Cheshire?

Ms. Miller responded that at this time IMEG is not soliciting feedback from this population but it can be done.

Mark Thomas stated that for his study the top 10 businesses in Town were contacted to get list of zip codes for employees who live outside of Cheshire.

Mr. Martelli added surveys can be sent to Human Resource directors for additional feedback.

Ms. Augur also offered to send information out to all Cheshire businesses.

Mr. Gromko asked about the approach to review the top 20 – 30 recommendations that IMEG will offer.

Mr. Redicker shared information that can be broken down by mode, safety, achievable goals.

With existing town resources.

Mr. Ceccorulli asked if the data will show which recommendations are realistic with amelioration. What is fully in Cheshire's control versus what will need coordination with the State DOT. He suggests setting expectations if helpful to the community.

Mr. Borowy also added that there is lack of transportation to get employees to the largest employers.

Mr. Thomas also added this is the beginning of a long process. The process will also include opportunities. To apply for grant monies including new grant pools driven by new opportunities.

Jim Redicker from IMEG agreed with Mr. Thomas' comments.

Mr. Thomas also asked if Rt 10 HUB for regional connections would be considered.

Mr. Redicker shared that the DOT Budget for the current time will be flat.

G. EDC Update:

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

- The topic on Goal and Objectives will be tabled until the December meeting.
- Mr. Glidden spoke about the 'real' Stonebridge refurbishment behind the plaza and the progress to stabilize the structure.
- The Stonebridge Common ribbon cutting is scheduled for Saturday December 13th.
- The Plaza is now 98% lease committed with the last two tenants expected to be announced soon.
- Ms. Augur also shared that the Chamber of Commerce has been re-named to 'Cheshire-Prospect Regional Chamber of Commerce'.

H. ADJOURNMENT

- Mr. Ceccorulli made a motion to adjourn the meeting.
- Mr. Borowy made a second motion.
- All were in favor, and the meeting adjourned at 8:30 AM.

Attest: _____

Celine L'Heureux, Minutes Clerk



ECONOMIC DEVELOPMENT UPDATE

Andrew Martelli - Assistant Town Manager

November 18th , 2025

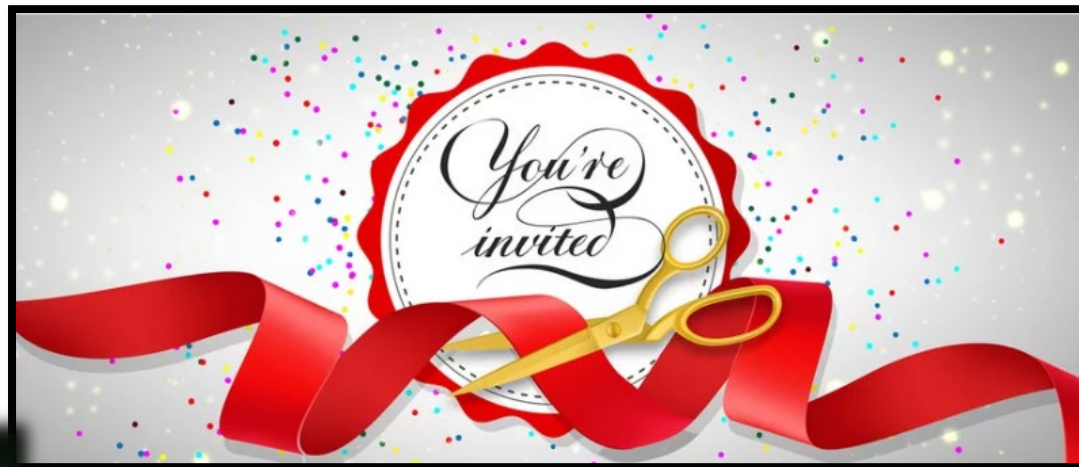
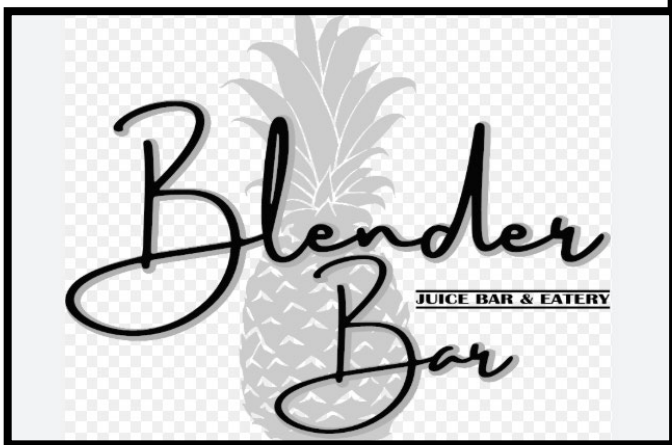
THE SHOPS AT
**Stone
Bridge**

Ribbon Cutting Schedule!

- ✓ December 1st – Harvey & Lewis Opticians - 12:00pm
- ✓ December 3rd – Hartford Health Care – Go Health – 10:00am
- ✓ December 10th – Shake Shack – 10:00am
- ✓ December 13th – Blender Bar – Noon
- ✓ December 13th – Choice Pet – 1:00pm



December 13th – Official Ribbon Cutting for the Center 11:00 – 3:00pm!



 **CHOICE PET**
NEW LOCATION
Now Open!

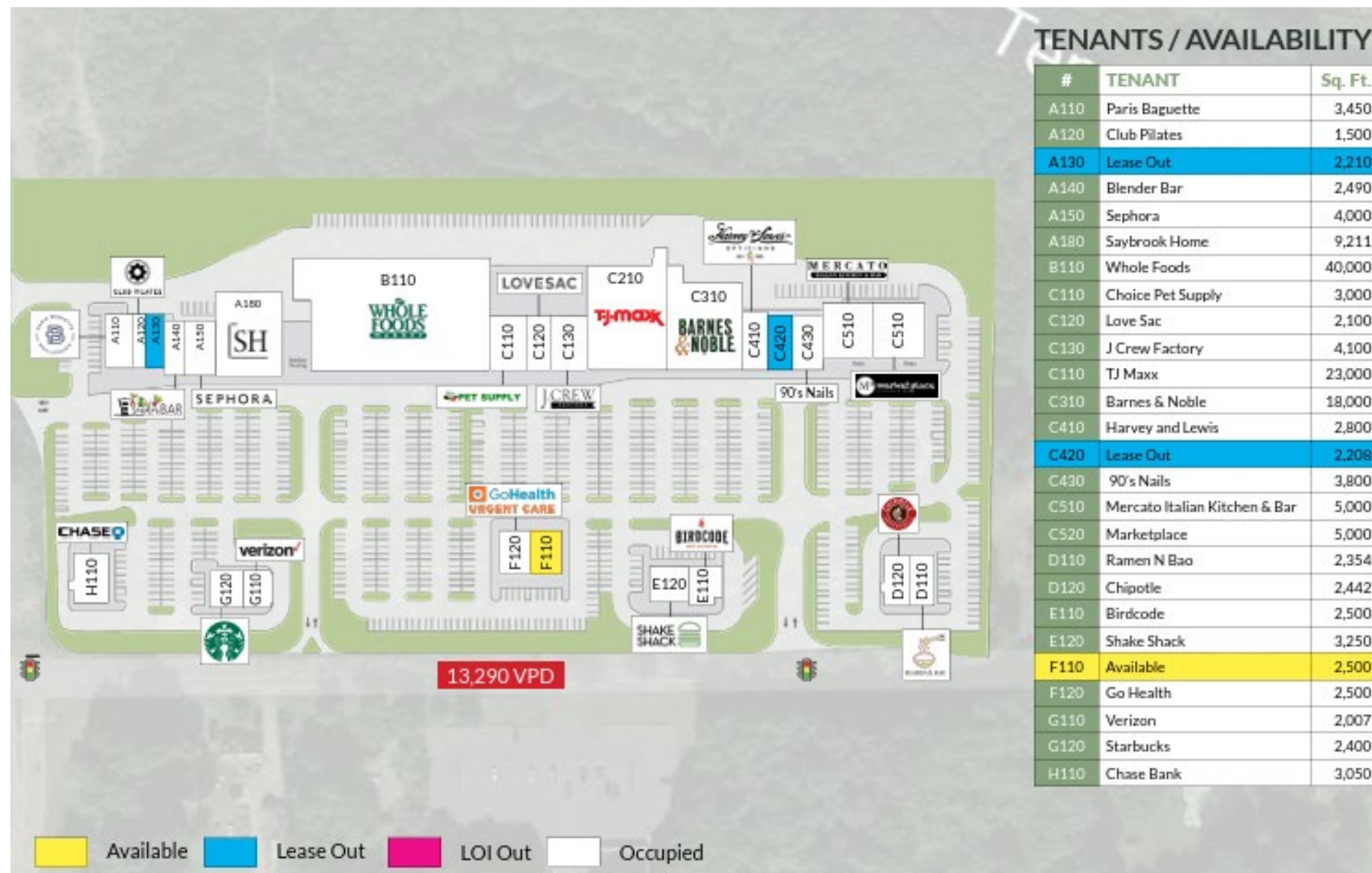




Leasing Plan as of October 17, 2025 Sephora & Ramen N Bao Announced

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

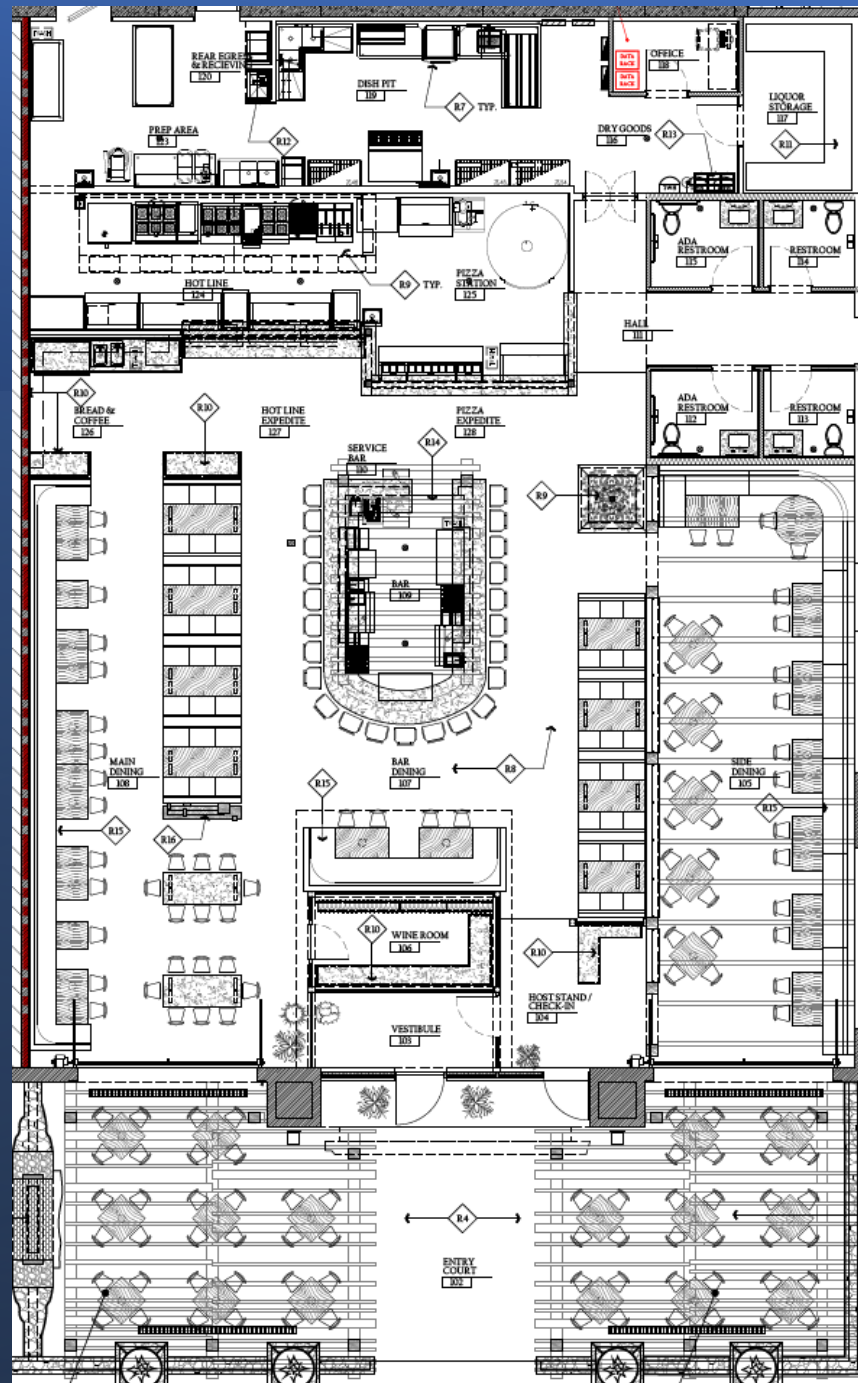
TOTAL Available: 2,500
August 2025: 143,592 (93%)
October 2025: 152,372 : (98.4%)
98% Committed to Date



OUR DESIGN PROCESS:
*Comprehensive and collaborative ...
from inspiration to installation.*



Mercato Restaurant Layout



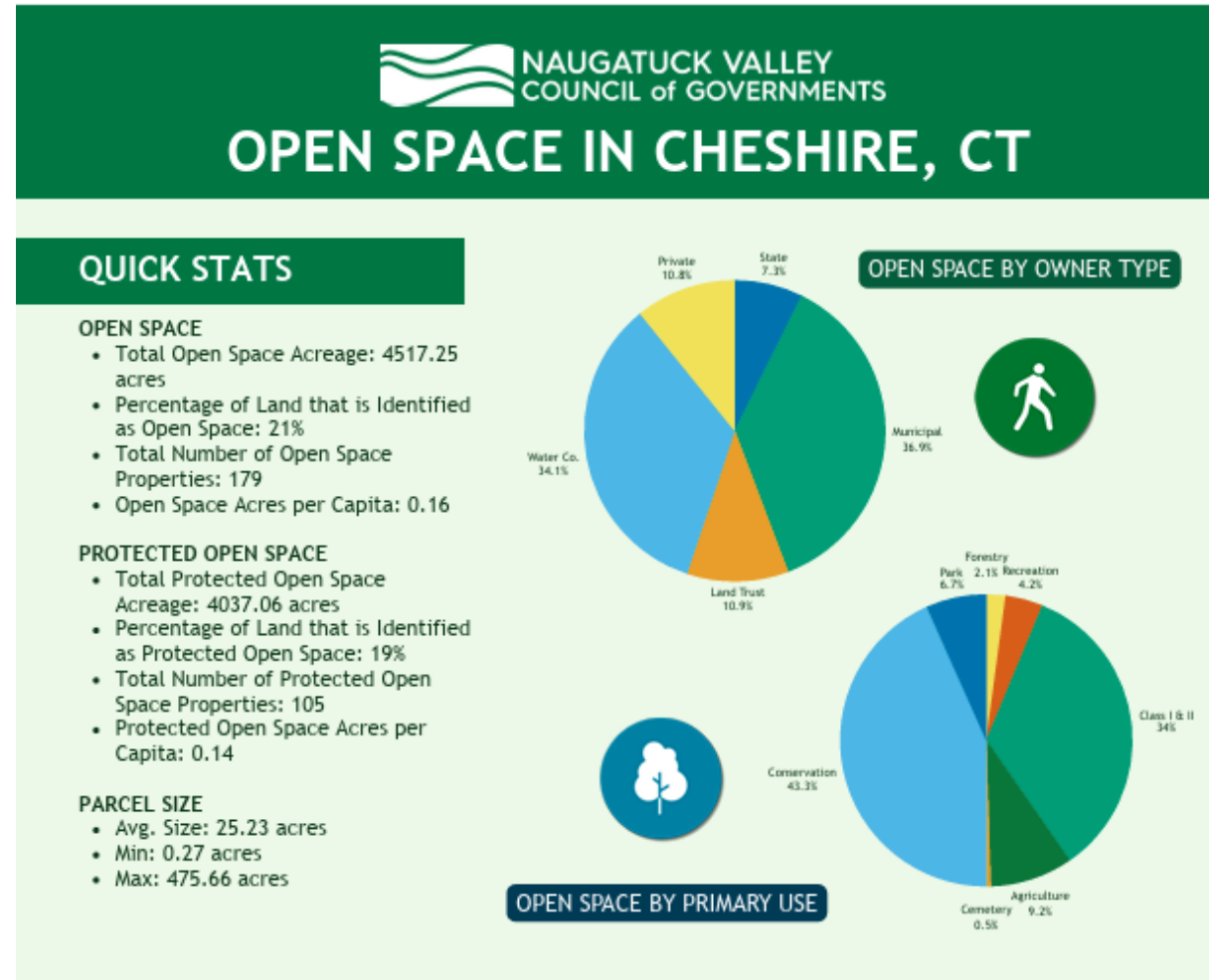
Barnes & Noble Ribbon Cutting Welcome to Cheshire!!

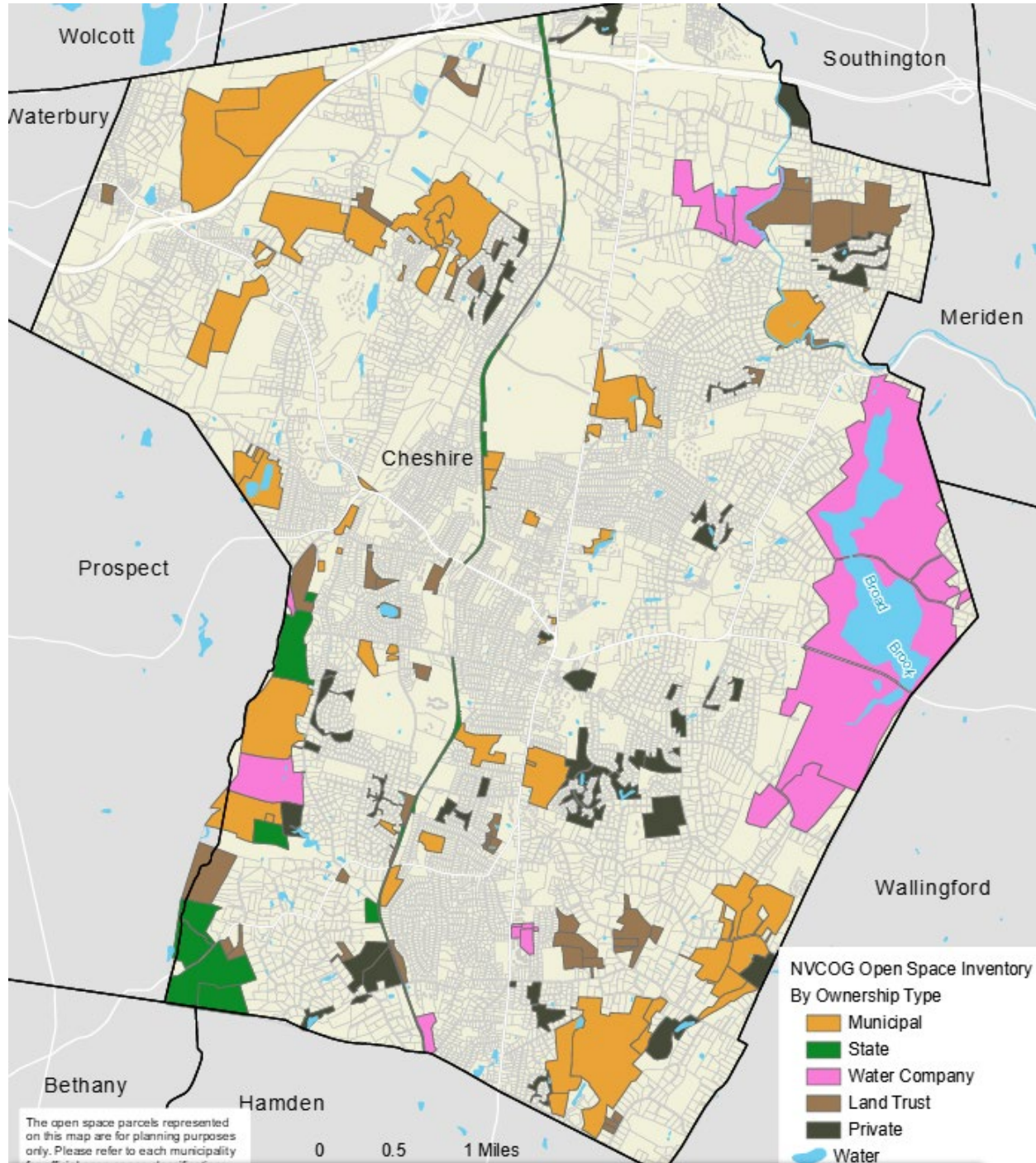




Naugatuck Valley Council of Governments has completed an Open Space Inventory with interactive Mapping Available at: <https://nvcogct.gov/project/openspace/>

Open Space Preservation





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

Student Enrollment Based on Multi Family Unit Development

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