



## **ECONOMIC DEVELOPMENT COMMISSION**

**Regular Meeting Minutes- Tuesday December 16, 2025 - 7:30 AM - 84 South Main Street, Cheshire, CT  
06410 Town Council Chambers**

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**PRESENT:** Derek Gromko (Chair), Don Dobbs (Secretary), Dave Borowy, Mark Thomas, Michael Ceccorulli

**ABSENT:** Douglas Johnson, Jim Jinks, David Pelletier (Vice-Chair), Courtney Cullinen, Dr. Jeffrey Solan (Superintendent of Schools), Yetta Augur (President Chamber of Commerce)

**STAFF:** Andrew Martelli (Assistant Town Manager)  
Savannah Blantz-Maria – Grant and Community Engagement

**GUESTS:** Ken Jackie, Caitlin Jackie and Sarah Jackie of Poly Tech American, 28 Diana Court,  
Cheshire, CT

**A. CALL TO ORDER**

Chair Derek Gromko called the meeting to order at 7:36 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: November 18, 2025 Special Meeting.**

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

**E. PUBLIC COMMUNICATIONS:**

No Updates

**F. COMMISSION BUSINESS:**

- Approval of 2026 Meeting Schedule
  - Mr. Borowy made a motion to approve the meeting schedule for 2026
  - Mr. Ceccorulli made a second motion to approve the schedule

- The motion was passed unanimously to approve the 2026 meeting schedule.

**G. Poly-Tech America – Tax Incentive Request: Power Ranger Properties LLC Poly-Tech America - Ken Jackie, 28 Diana Court**

Mr. Jackie provided an update on the new building on 28 Diana Court and progress of the Poly-Tech America business:

- A C.O. was issued on October 22, 2025, for the 12k square foot building on Diana Court.
- The business has 8 full-time employees and 4 part-time employees.
- A second 12k square foot building has already been approved for the site.
- This manufacturing business has already seen a 30% increase over 2024.
- Mr. Jackie is requesting a tax abatement of at least 3 years for the new building. Application for this request must be made within 30 days of the issuance of the C.O.

Mr. Martelli reviewed the abatement policy and process for the commission:

- A 50% abatement would be considered on the building, not the land, for up to 4 years based on the valuation of the building.  
The valuation estimate is currently in process. The abatement would then be calculated as a value which would then need to be approved by the Cheshire EDC before bringing to the Town Council for a final vote.
- The last tax abatement application was for Viron Rondo on Rt. 10.
- The EDC would need to reassess their policy for this, make any recommended changes, and then approve. The next step once the EDC approves is to then take the policy to the Town Council for their approval.
- The commission will discuss it at the January 2026 meeting.
- Between now and the January meeting, Mr. Martelli will research incentive policies for neighboring towns and bring that information to the January meeting for discussion.

Commission discussion:

- Mr. Ceccorulli asked Mr. Martelli what he thought. Mr. Martelli responded by saying any grand list growth is growth.
- Mr. Thomas asked if the incentive could be extended after it is approved.  
Mr. Martelli said generally no but he will research what other towns do.  
Mr. Borowy asked if we could research what other towns do for existing businesses who wish to expand.  
Mr. Ceccorulli asked if there could be prioritized businesses such as industrial incentives first to incent businesses to stay in town. Additionally, Mr. Ceccorulli suggested adding criteria such as extending infrastructure.

**H. EDC Update:**

- **Savannah Blantz-Maria** introduced herself to the commission as the newly hired person for the Town Grants and Community Engagement. She is a resident of Waterbury who outlined her experience with Grant writing and Community engagement.
- EDC Goals and Opportunities: This topic will be moved to the January 2026 agenda.
  - Mr. Martelli provided commission members materials to review in preparation for this discussion in January.
- Town Economic Development update by Mr. Martelli:
  - Stonebridge Crossing officially opened December 13th.
    - Several stores are open including Shake Shack, Barnes and Noble and Saybrook Furnishings. Whole Foods and Paris Baquette will be opening in 2026.

- Highland Farms apartments, 71 units, is nearly complete.
- Poly-Tech America building on Diana Court is complete with C. O. issued October 22, 2025.
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**H. ADJOURNMENT**

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

Attest: \_\_\_\_\_  
Celine L'Heureux, Minutes Clerk