



ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes- Tuesday March 17, 2026 - 7:30 AM - 84 South Main Street, Cheshire, CT
06410 Town Council Chambers**

PRESENT: David Pelletier (Vice-Chair), Don Dobbs (Secretary), Dave Borowy, Jim Jinks, Michael Ceccorulli, Dr. Jeffrey Solan (Superintendent of Schools)

ABSENT: Dereck Gromko (Chair), Courtney Cullinen, Mark Thomas, Yetta Augur (President of Chamber of Commerce), Mandy Miller

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Vice Chair Pelletier 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: February 17, 2026 .

- Mr. Dobbs made a motion to approve the minutes.
- Mr. Ceccorulli made a second motion to approve the minutes.
- All approved the meeting minutes.

E. PUBLIC COMMUNICATIONS: No Communications

F. COMMISSION BUSINESS:

1. EDC Goals and Objectives will be deferred to the next EDC Meeting

2. Town TIFF Discussion:

Victoria Storrs of Storrs Associates is working on a proposal for the Ball and Socket location. Additionally Mr. Martelli will have more proposals for the next EDC meeting. Following discussions on these proposals, the EDC can plan a presentation to the Town Council in the next couple of months.

3. Tax Incentive Policy:

The last Tax Incentive Policy has expired. This commission can target to re-adopt the policy with

a target for June 2026 after which it can be presented to the Town Council.

There is a current proposal request for PolyTech America (Ken Jackie) that the Commission is considering. The Commission has been comparing their incentive program against surrounding towns.

- Mr. Ceccorulli has suggested that with the current job loses expected from the Macy's exit, perhaps the Commission can prioritize I1 & I2 zones for tax driver considerations for the Town.
- Mr. Pelletier also suggested considerations tied to employment numbers for businesses.
- All proposals are handled on a case by case basis.
- Mr. Martelli said a Tax Incentive sub-committee will be formed to review full policy and this will be on the agenda for the next EDC meeting.

4. Town BOE Budget Discussion:

Dr. Solan provided a summary of the Board of Education budget proposal for the 2026/2027 school year.

Below is the link to the full budget proposal presented to Town Council on 3/11/2026 located on the Town of Cheshire website.

[BOE Budget Presentation for TC 2026-27 March 11.pdf - Google Drive](#)

Here are highlights of the summary and commission member questions:

- The Board of Education requested a 7.54% Budget increase for 2026-2027 school year.
- Enrollment trends are monitored monthly by the Board of Education.
 - Mr. Pelletier asked about annual enrollment growth.
 - Dr. Solan noted that while enrollment declined a few years ago, Cheshire is now the fastest-growing district over the last three years. Enrollment is projected to increase by 225 students between June 2025 and August 2026
 - Mr. Ceccorulli asked if the 91 new student enrollment increase resulting from new apartments, were already in the Cheshire school system?
 - Dr. Solan offered to research this.
 - Mr. Martelli mentioned Ms. Miller's question from the last EDC meeting on how does the turn over in apartments compare with single family homes and how this works with deferred revenue. Note: TIF should be used a tool to understand this before making any policy changes.
- Birthrates are expected to accelerate in the coming years for Cheshire.
- Cheshire ranks 121st out of 167 towns in per pupil spending
- Cheshire ranks 8th in the state for performance. (7th is Madison, CT)
- Cost drivers include salaries, cost of medical benefits, cost of Special Education outplacement has increased astronomically. The goal is to keep students in district.
- Instructional supply lines are flat-lined.
- 6 of 8 Boards with adopted budgets are north of 6 % increases.
- The new schools in Cheshire are tracking ahead of schedule and under budget.

G. **EDC Update:** Mr. Martelli provided an EDC update to the commission, here are some highlights:

- Macy's is planning layoffs at the end of March 2026.
- The current Cheshire grand list has Stonebridge apartments(real estate) listed as # 3 taxpayer for the

Town.

- The vacant Arby's location is now available for lease.
- The Goddard School is scheduled to open September 2026.
- The Mercado restaurant, which will be located at Stonebridge Crossing, is targeted to open summer 2026.
- Bluepoint restaurant opening date is TBD.
- Mr. Martelli said an additional agenda item for the April meeting will include a budget overview presented by Town Manager Sean Kimball.

H. ADJOURNMENT

- Mr. Borowy made a motion to adjourn the meeting.
- Mr. Dobbs made a second motion.
- All were in favor and the meeting adjourned at 8:34 AM.

Attest: _____

Celine L'Heureux, Minutes Clerk



Economic Development Update
January 20th, 2026



***Whole Foods Officially Opens
February 5th at 8:00 am!!!!***



HAND & STONE

Massages. Facials.
Moments of calm

Your refresh begins at Hand & Stone Massage and Facial Spa, with massages, facials, and stress relief that lasts.



TENANTS / AVAILABILITY		
#	TENANT	Sq. Ft.
A110	Paris Baguette	3,450
A120	Club Pilates	1,500
A130	Hand & Stone Massage	2,210
A140	Blender Bar	2,490
A150	Sephora	4,000
A180	Saybrook Home	9,211
B110	Whole Foods	40,000
C110	Choice Pet Supply	3,000
C120	Love Sac	2,100
C130	J Crew Factory	4,100
C110	TJ Maxx	23,000
C310	Barnes & Noble	18,000
C410	Harvey and Lewis	2,800
C420	Lease Out	2,208
C430	90's Nails	3,800
C510	Mercato Italian Kitchen & Bar	5,000
C520	Marketplace	5,000
D110	Ramen N Bao	2,354
D120	Chipotle	2,442
E110	Birdcode	2,500
E120	Shake Shack	3,250
F110	Available	2,500
F120	Go Health	2,500
G110	Verizon	2,007
G120	Starbucks	2,400
H110	Chase Bank	3,050

Hand & Stone has signed for 2,210 SF at Stone Bridge

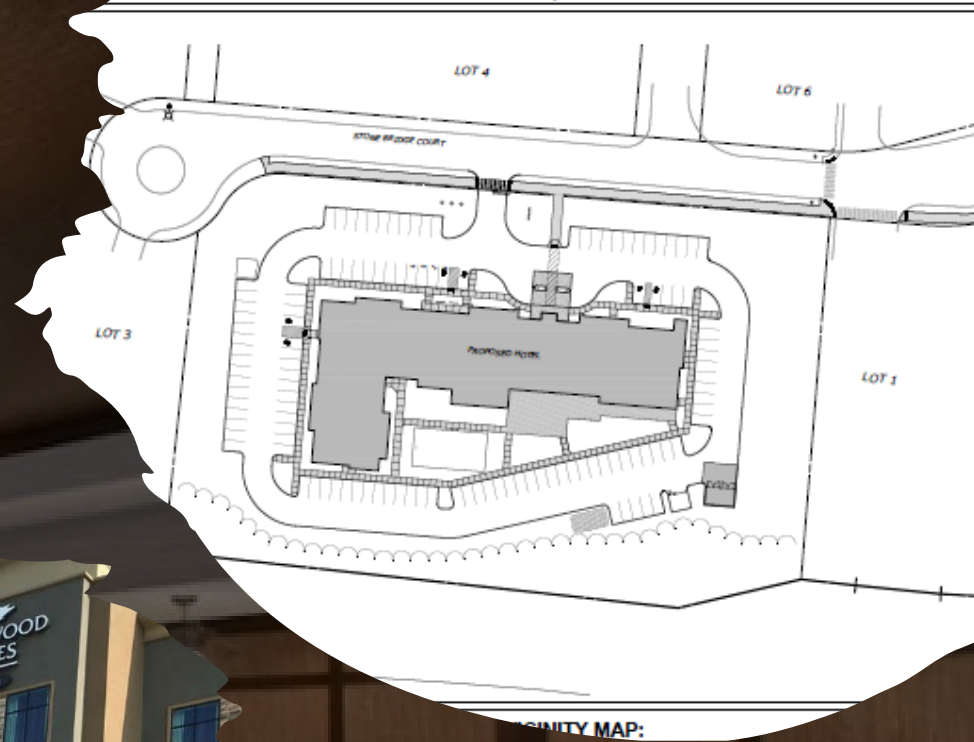
- ✓ CT locations in Orange, Brookfield, Norwalk
- ✓ 600 Locations Across the Country
- ✓ Located between Club Pilates and Blender Bar

The Stone Bridge Starbucks has Opened!



Homewood Suites Site Development Underway

- ✓ Preconstruction Meeting held with Town Departments
- ✓ Site Clearing Underway



Save the Date

✓ Avanti Restaurant at the Watch Factory - January 22nd at Noon





Request For Proposal being
issued for Sound and Lighting
Services for the Bartlem
Bandshell for Spring 2026

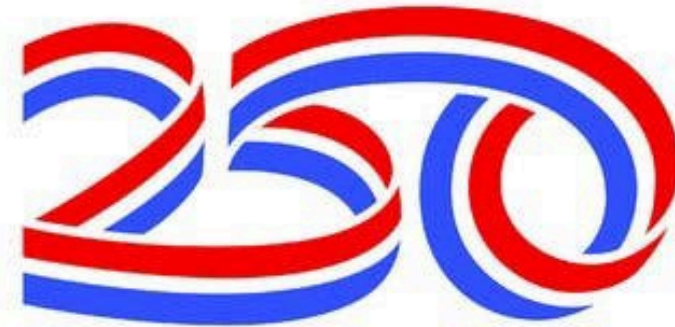


***Cheshire Celebrates
America's
Semiquincentennial***



**July 4th 2026 at
Bartlem Park**

AMERICA



<https://www.cheshirect.gov/628/America-250-Celebration-and-Steering-Com>



Barnum School Site Progress Photo – December 23rd 2025