

ECONOMIC DEVELOPMENT COMMISSION

**Regular Meeting Minutes – Tuesday, May 19, 2026 – 7:30 AM – 84 South Main Street, Cheshire, CT
06410 (Town Council Chambers)**

PRESENT: Derek Gromko (Chair), David Pelletier (Vice-Chair), Don Dobbs (Secretary), Dave Borowy, Michael Ceccorulli, Courtney Cullinen, Yetta Augur (President of Chamber of Commerce), Mandy Miller

ABSENT: Jim Jinks, Mark Thomas, Jeffrey Solan (Superintendent of Schools)

STAFF: Andrew Martelli (Assistant Town Manager)

A. CALL TO ORDER

Chair 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: April 17, 2026

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

Approval of Tax Incentive Subcommittee meeting minutes: April 20, 2026

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

E. PUBLIC COMMUNICATIONS: No updates

F. COMMISSION BUSINESS:

1. Goals & Objectives for Economic Development Commission 2026 -2027

Mr. Martelli reviewed the memo on Goals and Objectives with the Commission. Mr. Martelli will request review of this at the June 9, 2026 Town Council meeting.

Mr. Gromko and Mr. Dobbs have confirmed they can attend this meeting.

Additionally, the EDC will be spending \$15k to explore a new TIFF district by hiring Storrs Associates starting 7/1/2026. This was discussed at the April Commission meeting and also be presented at the Town Council meeting in June.

Mr. Pelletier asked if the consultant will offer their opinion on which location makes sense to explore TIFF district. i.e. West Main St or perhaps South Main St.

Mr. Martelli said we would welcome their recommendations.

Ms. Miller also asked about the benefits of exploring new TIFF districts. Mr. Martelli said that identifying areas where infrastructure upgrades for roads, sewer, traffic and canal clean-up could be quantified as benefits to the Town.

Ms. Augur asked if the State would match funds for any TIFF recommendations? Mr. Martelli said that is possible but would need to be explored further.

a) Regulation Update.

Mr. Glidden was unable to join today's meeting but plans to attend the EDC meeting in June where he will provide updates on the adopted POCD plan. The new POCD plan can be found on the Town of Cheshire website.

b) Public Transportation:

Mr. Thomas has been spearheading Public bus Transportation opportunities with the CT Transit making progress to date. CT Transit has a preliminary route map with a main transfer station designated across Stonebridge crossing. Mr. Martelli also shared that the state wishes to start with a transfer hub and map routes starting in Cheshire and reaching to surrounding towns.

b) Tax Incentive Policy Changes:

*Mr. Ceccorulli recused himself from this part of the discussion.

The intent of these changes was to increase abatement from 50 to 60% and time length from 5 to 6 years. Additionally need to identify what infrastructure needs exist in each area of the Town.

Mr. Borowy raised concern on the added item # 3: Adding new category of \$5 Million+ for Town to reserve the right to negotiate for greater incentive on a case-by-case basis. Mr. Borowy agreed to add this new category but felt it may be too open ended. He felt there could be some ramifications and that perhaps adding criteria or re-wording the statement could help.

The commission agreed to leave as is for now and present to Town Council for their input.

c) Placemaking is in progress.

Mr. Martelli asked the commission if there were any other items to be added to the overall Goals and Objectives and Tax Incentive plans.

Mr. Ceccorulli asked if there will be an EDC improvement fund for business incentives. The commission will table this discussion given the current budget cycle.

Mr. Gromko asked for motions to adopt the EDC Goals and Objectives:

Mr. Dobs made a motion to adopt the Goals and Objectives.

Mr. Cullinen made a second motion to adopt the Goals and Objectives.

All voted in favor except Mr. Ceccorulli who abstained from the vote.

The new EDC Goals and Objectives were adopted by the Commission.

Next steps will be to present to the Town Council for their review and input.

Mr. Gromko asked for a motion to present the Goals and Objectives and Tax Incentive plan at the Town Council meeting in June.

Mr. Pelletier made a motion to present the Tax Incentive Plan changes to the Town Council at the June 9, 2026, meeting.

Mr. Borowy made a second motion to present Tax Incentive Plan changes to the Town Council at the June 9, 2026, meeting.

Mr. Gromko asked for a vote.

*Mr. Ceccorulli recused himself from this vote.

All *other* members voted in favor of presenting this plan to the Town Council in June.

G. EDC Update:

Here are some of the highlights from Mr. Martelli's EDC update:

- Chesire Norton Brothers Farm . It was announced that the farm will be preserved as a farm as a result of an agreement between local businessmen, the developer and the Town. A zoning text amendment will be submitted to the Planning and Zoning Commission in June to maintain the property for agricultural uses and to for a conservation easement to protect the open space. There has been discussion on using a portion of the property as an event space but no agreement has been reached yet.
- Marion Manufacturing celebrates 80 years with a celebration planned for May 26.
- RFP 2526 – 25 – 10 acre parcel: Request received on May 15 to use space for recreational activity.
- Cheshire Celebrates 250: several activities planned including events for July 4 at Bartlem Park. Signage has been set up around town.
- Bartlem Park concert series starts July 17.
- Barnum School continues to progress and expected to open this summer.
- Ball & Socket building # 2 complete and Building # 1 & 4 are progressing.

- Arby's location work in progress. There will be a business with two separate operations.

H. ADJOURNMENT

- Ms. Cullinan made a motion to adjourn the meeting.
- Mr. Ceccorulli made a second motion.
- All were in favor, and the meeting adjourned at 836 a.m.

Attest: _____
Celine L'Heureux, Minutes Clerk

Economic Development Update



Andrew Martelli
Assistant Town Manager

May 19, 2026



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NEWS

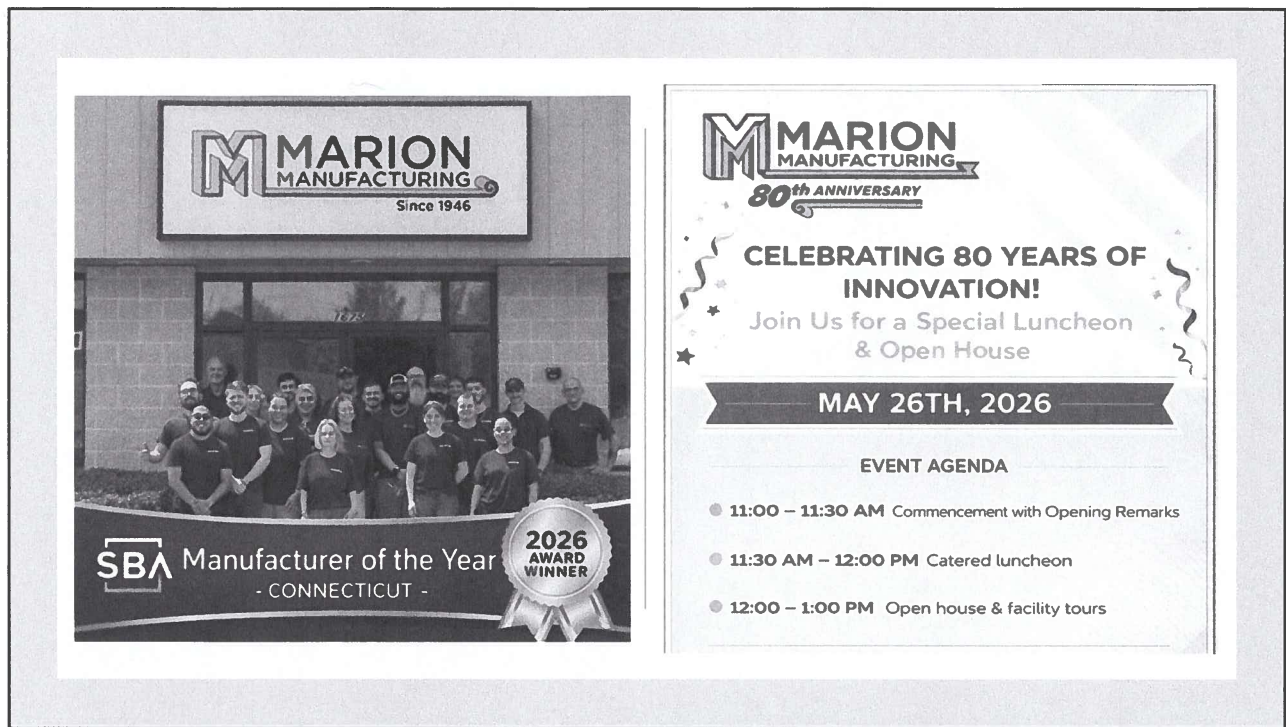
Cheshire's Norton Brothers Fruit Farm saved after agreement with two buyers and town

By Tracey O'Shaughnessy, Staff Writer
May 5, 2020

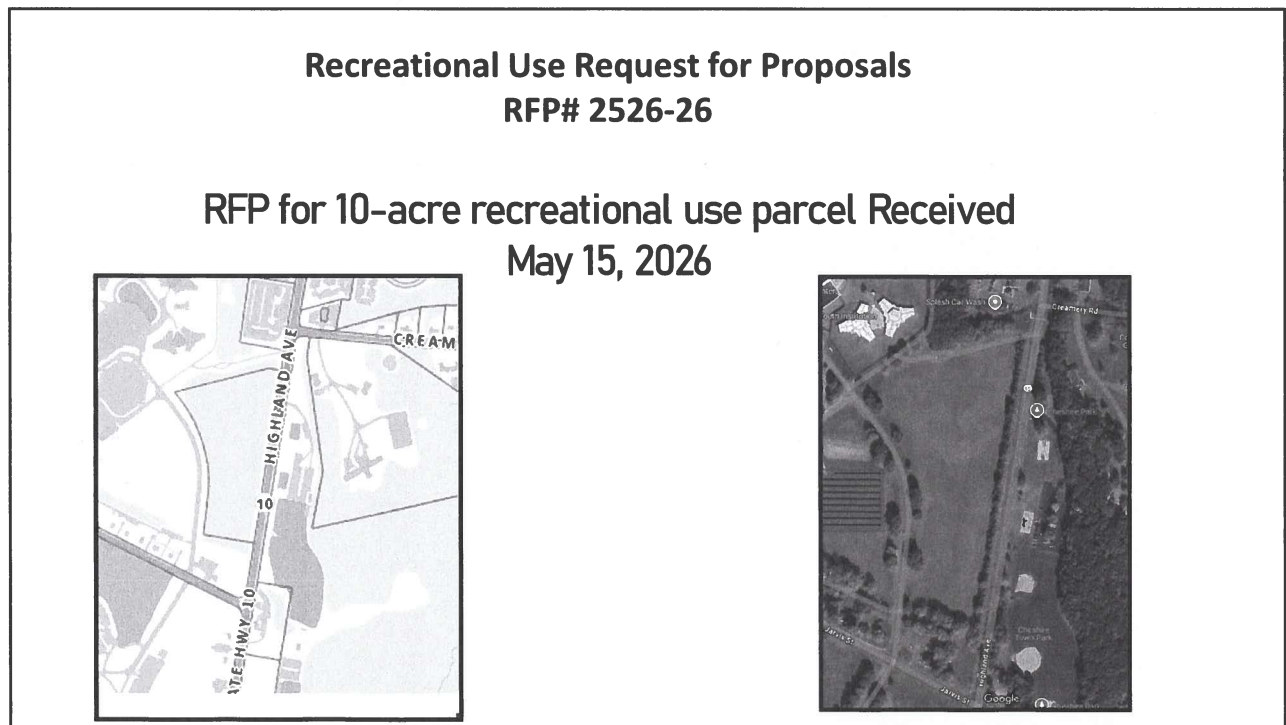
Gift Article



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BALL & SOCKET ARTS Phase 1 Development Complete

The site is open and Serving the community

Building 2 complete with

- Sweet Claude's opened August 2023
- Town of Cheshire's ArtsPlace opened August 2024
- Arcade mural in tenant walkway

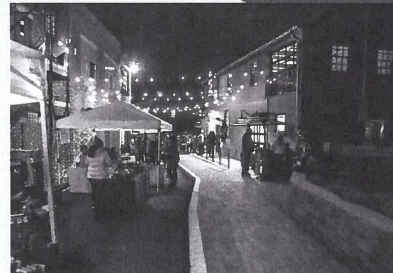
Building 3 complete, houses Workshop Gallery and main offices

3 Parking lots completed

Trail Access Open

Live @The Factory Summer Music Series in south plaza

Holiday @The Factory, and annual winter market and festival on the site



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Workshop Gallery Presents:

May 15 – June 21: Jenny Wu

June 26 – Aug 9: William Kent

Aug 14 – Oct 18: Ken Grimes

Oct 23 – Nov 29: Jeff Ostergren

Free Live @ the Factory Concerts On-Site

(open air, BYO-Chair & Picnic, \$5 Counterweight brews, open Gallery hours)

June 13: The Zambonis (hockey rock)

June 21: Sousapalooza!

July 11: Sean Nelson Jazz Orchestra (big band)

July 25: Annual Ball & Socket Arts Community

Sing with Brian Ember & Friends

Aug 8: The Bargain with Frank Critelli

Aug 21: Poetry @ the Factory

Aug 22: Nick Di Maria & SKYLAB (jazz)

Sept 5: The Moon Shells

The Writers' Factory: Access Your Creative Side

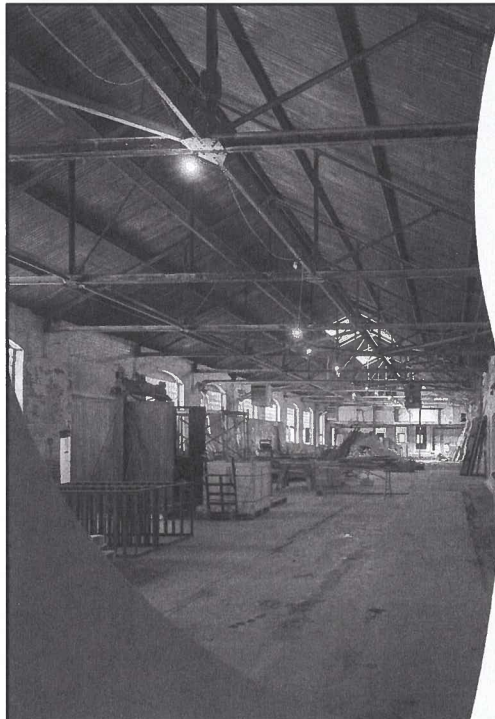
Starting in March, bi-monthly seminar-style Writing Workshops on the first (poetry) and last Tuesdays (prose) in the Workshop Gallery

Free Author Talks @ ReRead Booksellers Free Open Mics @ ReRead Booksellers

Unlikely Pairings: A brand-new, ticketed event with curated tastings while experiencing the gallery after hours with our friends at Cheshire Wine & Spirits.

Thurs., June 11, Fri., July 17, and Thurs., Nov 5

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Coming Up Next

BALL & SOCKET ARTS PHASE 2

The Transformation of Building 1 & 4

45,000 Square Feet that will house

- Large Art Galleries
- A Live Performance Venue
- A Music School
- 4 Leasable Spaces
- A Food Hall with commissary kitchen
- A Bicycle Shop
- A Textile Studio
- A Movement Studio
- A Woodworking Studio
- The Boiler Room Bar

Roll out of \$15M Capital Campaign

Long Term Strategic and Business Planning

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 	FRIDAY, JULY 17 Best of Times (7-9pm) Rain Date: July 21 Styx-Foreigner-REO-Speedwagon Tribute Band
	FRIDAY, AUGUST 7 River of Dreams (7-9pm) Rain Date: August 11 Billy Joel Tribute Band
	FRIDAY, AUGUST 21 Vivid (7-9pm) Rain Date: August 25 The Party Band with Rock, Pop, & Country
	FRIDAY, SEPTEMBER 4 Orchard Hill Band (7-9pm) Rain Date: September 8 Tribute to Four Decades of Classic Rock
	FRIDAY, SEPTEMBER 18 Women of Rock (7-9pm) Rain Date: September 22 High-energy of classic rock, hard rock, and rock pop

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