

BOARD OF SELECTMEN  
TOWN HALL ROSE ROOM  
NOVEMBER 07, 2018  
MINUTES

Present: First Selectman Christine Goupil, Selectmen Jack Scherban, Carol Walter, Phillip Sengle and Tim Guerra

Everyone stood for the pledge of allegiance. The meeting was called to order at 8:00 am.

**VISITORS**

No visitors wished to speak at this time.

**APPROVAL OF MINUTES**

Scherban made a motion, seconded by Walter to approve the minutes from October 24, 2018. The motion was unanimously approved.

**FLASH FLOOD UPDATE**

Goupil updated the board on the emergency repairs needed behind The Morgan School as a result of the September 25<sup>th</sup> Flash Flood. The 50-foot bank collapsed and the town is working with the Department of Public Works, Army Corps, DEEP and FEMA to determine the next stage.

**EXECUTIVE SESSION – PERSONNEL & PURCHASE AND SALE AGREEMENT FOR 11 KILLINGWORTH TURNPIKE**

Sengle made a motion, seconded by Walter to enter into executive session at 8:13 am to discuss personnel and invite Mary Schettino and David Leiper. The motion was unanimously approved. The board came out of executive session at 8:24 am. Guerra made a motion, seconded by Scherban to hire David Leiper as the Zoning & Wetlands Enforcement Officer contingent upon the results of the background check. The motion was unanimously approved.

Scherban made a motion, seconded by Sengle to enter into executive session at 8:25 am to discuss the purchase and sale agreement for 11 Killingworth Turnpike and invite Attorney Mary Jo Andrews and Mary Schettino. The motion was unanimously approved. The board came out of executive session at 8:50 am. Walter made a motion, seconded by Scherban to approve the sale of 11 Killingworth Turnpike, a/k/a 27 Killingworth Turnpike and allow the First Selectmen to sign the purchase and sale agreement with Greylock Property Group for \$2,200,000.00 and send to Planning & Zoning, public hearing, Board of Finance and town meeting for approval. The public hearing will be scheduled for November 28<sup>th</sup> at 6pm and the town meeting will be scheduled for December 5<sup>th</sup> at 6pm. The motion was unanimously approved. The remediation cost will be incurred by the developer as well as demolition and road improvements. Goupil read a statement about the overall project. A copy will be attached to the minutes.

**ADJOURN**

Walter made a motion, seconded by Scherban and unanimously adjourned the meeting at 9:11 am.

Respectfully submitted,  
Mary Schettino

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INDIAN RIVER LANDING

The Board of Selectmen is pleased to announce the Greylock Property Group as the preferred developer of the old Morgan School property to be named INDIAN RIVER LANDING. Greylock is experienced in the redevelopment sector and have a portfolio of work ranging from the new Central Hall in Historic Mystic, Ct to Larkin Square, Watch Hill, RI to the Longmeadow Shops in Longmeadow, Ma. This purchase and sale agreement is contingent upon a Public Hearing, Board of Finance, Planning and Zoning, and Town Meeting approval. The agreement for the sale of the Old Morgan School property is at a purchase price of \$2.2 million. The cost of demolition, road improvements, and remediation cost will be borne by the developer.

The INDIAN RIVER LANDING was designed by Greylock with the help of local architect Matt Williams of Williams Architects, as a mixed-use development with retail, restaurants, and services fronting the Route 81 corridor, a second level of larger-scale retail/grocery, and a small community of residential townhomes in the back of the property. The southern pad site along Route 81 may also accommodate a mid-scale hotel. The project will include a recreational walking path and public park on the Indian River. The target market for the homes is young professionals and empty-nesters.

The site is strategically located for a high-quality mixed development directly across from Clinton Crossing Outlets which will benefit from that location as well as attracting additional shoppers and visitors to Clinton. The retail envisioned at INDIAN RIVER LANDING will complement the outlets by providing restaurants and retail brands not currently in Clinton, along with other village type services. The INDIAN RIVER LANDING will benefit from the river frontage, the Route 81 frontage and the location and visibility to Interstate 95. The interior of the site will have a sidewalk system ringing the perimeter to allow for walking and safety. The retail along the Route 81 corridor will encourage drivers to slow down - enticing them with a view of outdoor dining and pedestrian activity. The residential townhomes will have landscaping to buffer between the public park area and the retail and services area.

It was clear to the Selectmen during the proposal phase that Greylock had paid close attention to the Town's Plan of Conservation & Development and the specific vision for the Interchange Development Zone as reflected in the zoning regulations developed for the site through public outreach and marketing studies. Specific characteristics of the development that reflected this attention to detail are:

- It's a walkable development with accessibility to the library, to downtown Clinton, to the New Morgan School and Clinton Crossing Premium Outlets.
- It matches the character and scale of architecture and amenities in Clinton, particularly the village style buildings along Route 81;
- It will be created by a local developer who has proven success in developing on the CT shoreline and region.
- The density of activity is both appropriate to this location as well as the ability of the property itself to handle additional traffic and wastewater generation.

As presently proposed, the INDIAN RIVER LANDING is comprised of approximately:

- 127,000 retail square footage

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- Possibility of a 46,000 square foot hotel
- 24 luxury townhomes
- Community amenities such as a park with a gazebo would be donated to the town.

It is important to note that these estimates and elements of the proposal are subject to change as Greylock secures tenants and works with land use boards and commissions review, along with the addition of public comment.

Once approvals have been obtained, the school will be demolished and village-style retail development will begin, other retail uses and the possible hotel will follow and finally the townhouses likely be the final phase. Depending on approvals, leasing-demand, interest-rates and the housing-market; the project completion goal will be approximately 5 years. Based on square footage of buildings and land, the project will generate significant property taxes along with additional ancillary revenue as an income producing property. The actual numbers will be determined by the final value of the development.

We envision INDIAN RIVER LANDING attracting Clinton residents as well as regional visitors for shopping, dining and relaxing. The Town looks forward to working with Greylock Property Group as they make this significant commitment to our community.