

**Town of Windsor Locks**  
**Economic and Industrial Development Commission**  
**Meeting at Town Hall, 2<sup>nd</sup> Floor**  
**February 27, 2025**  
**6:30 PM**

**1. Call to Order**

Chairman Doug Glazier called the meeting to order at 6:32 PM.

**2. Roll Call**

Present: Chairman Doug Glazier, Bob Crochetiere, Dave Montemerlo, Neal Cunningham, Shane O'Connor, Frances D'Elia, Barbara Palmer

Absent: Alan Gannusico, Kurt Brace, Malekhai Paquette

**3. Approval of the Minutes from October 24, 2024**

A motion was made by Dave Montemerlo and seconded by Frances D'Elia to approve the minutes from October 24, 2025. The motion passed unanimously.

**4. Public Input on EIDC Matters Only – None**

**5. Action Items**

**a) Planning and Development Highlights**

Doug Glazier read into the record a report prepared by Interim Planner Justin LaFountain as follows:

- A zoning text amendment was approved which allows for restaurant use in the Industrial 1 Zone. This was proposed by Bear's, as they stated they would like to open a restaurant at their industrial property on King Spring Road. This is just the first step as the Applicant would need to return to the Commission with a site-specific plan.
- The Planning & Zoning Commission had a discussion with a potential applicant for 2 Elm Street. They would like to convert the building to fully Residential (it is currently a vacant office building). Some zoning changes would be required to allow this, which the potential applicant is currently considering. No official applications have been filed as of yet.
- The final mylar plans for the Trinity Financial mixed-use project at 255 Main Street was signed by the Planning & Zoning Commission and Trinity Financial is currently going through the process to finalize their funding for the project.

**b) Main Street Redevelopment – Update**

First Selectman Scott Storms joined the meeting and was able to inform the Commission on the progress of the Historical Train Station as well as the Main Street Redevelopment and other development highlights in town as follows:

- Hamilton Rd. project is going well. Construction is visible from Rt. 20. The one tenant in the completed building is a light aircraft manufacturing

business moving here from Manchester. There is a 250,000 square foot warehouse going in across the way that Scott believes has a tenant.

- Scannell Properties is still interested in the Thrall property. They had a zone change through Planning & Zoning. He has not heard what the current progress is but knows that a site plan has not gone to Planning & Zoning.
- The Main Street Redevelopment is proceeding as expected. The bids for the Historic Train Station are out and haven't come back yet, however, they will be reviewed next week. Attention will be paid to the procurement and compliance requirements as State funds are being used. The Historical Train Station is on target for opening in late July or early August. The Commission discussed traffic issues, a possible round-about, signalization and safety issues. Scott also talked about the requirements from a historical perspective for the renovation of the train station. Another topic that was discussed was the "Welcome Center" requirement and what that would look like with respect to staffing and all the logistics associated with it.
- Doug asked about the apartments at 255 Main St (Trinity Financial). Scott stated that will be two phases and two buildings. There will be 120 units total – 70 and 50. The plans have been signed off on by all local officials.

Doug talked about the Foreign Trade Zone (FTZ). He explained that it is associated with Bradley International Airport and that there are certain territories in the surrounding towns that allow shipments of equipment and/or parts to be stored in the event that they won't be used immediately in order to defer paying taxes until they are ready to be used. However, there is a membership fee associated with these FTZ parcels. Doug informed the Commission that the EIDC gets half of that money. When he receives a check, he turns it into the Town for deposit.

## **6. Open Time**

Eric Marsh asked if any manufacturing is being done in these parcels (in the FTZ). The Commission discussed whether part assembly can happen in these zones. It was suggested that Dan Carson may come to a meeting in the future and clarify how the Foreign Trade Zone works.

## **7. Adjournment**

Neal Cunningham made a motion to adjourn. Dave Montemerlo seconded. The meeting adjourned at 7:46 PM.

*Respectfully Submitted,*



*Valerie Mercey*

*EIDC Recording Secretary*