

**Town of Barkhamsted**  
**Economic Development Commission**  
**Special Meeting Minutes**  
**Town Hall**  
**January 19, 2023**

Meeting called to order at 7:05 PM

**Attendees:** Tim Deschenes-Desmond, Bob Pulford, Mark Mahoney, Linda Ganem, Todd Winkler. Also in attendance were Don Stein, First Selectman and Ted Shafer, Economic Development Consultant

No members of the public were in attendance.

**Motion:** On a motion by Bob Pulford, seconded by Mark Mahoney, Tim Deschenes-Desmond was nominated and elected chairman on a unanimous vote. There were no other nominations.

**Motion:** On a motion by Bob Pulford, seconded by Mark Mahoney, the attached meeting dates for 2023 were approved on a unanimous vote.

**Motion:** On a motion by Bob Pulford, seconded by Mark Mahoney, the minutes of the November 17, 2022 Special Meeting were approved on a unanimous vote. Mark Mahoney abstained as he was absent from that meeting.

**Discussion:** Ted Shafer presented the attached summary of his activities since the last meeting, including visits to local businesses, attempts to increase the number of businesses in town, updates on other activities and ideas for future activities. A few items that came up in the discussion:

- Apple Cinemas in Mallory Brook Plaza has closed due to lack of patrons. That closure combined with the potential move of Tractor Supply to Ledgebrook Plaza in Winsted will be tough for Mallory Brook, so the Town needs to help the owner bring new businesses into the Plaza. There is a new T-Mobile store in the Plaza, and Subway and the Family Dollar Store are upgrading their spaces.
- The owner of Boulder Ridge (Ebner Camps) would like to meet to discuss their businesses and possible ideas they have to improve their business. Similarly, the management of Sterling Engineering would like to meet to discuss their business.
- Hitchcock Chair has moved to Winsted in the same space as their manufacturing, so there needs to be contact with the owner of the old factory to see what can be done to return a business to the now empty first and second floor. The owner is a company near Boston that primarily does self-storage.
- Ted suggested that we do a survey in Town to see what types of businesses people would like to see and he also posed the possibility of looking for “pop-up” businesses.
- Ralph Nader is starting up a weekly print newspaper that will cover the region, while at the same time, the Register Citizen will go to a weekly print edition while retaining their on-line presence.

- There was also discussion of the importance of the drive-in to the Town now that the Jones property has been sold. It was also considered beneficial to the town to try to work with Winsted to take advantage of the Mural Project to bring folks to Riverton.
- In addition, there was discussion about the Riverton Fairgrounds and how to take advantage of this facility to the benefit of the Town and its residents. The Fair Association has requested ARPA Funds from the Town to upgrade water, bathrooms and other infrastructure, which will likely be approved with the stipulation that they open it up for more community use.
- The suggestion was also made that a covered holder of some kind be placed on or near the Little Free Libraries to add business brochures that would then be accessible to residents or passers-by.

**Discussion:** The EDC discussed the attached report regarding finances for the very successful community garden, which now has 24 raised beds.

Barkhamsted Community Gardens 12/7/22 Budget Notes

Total fees or income for each year depends on resident and non-resident numbers.

Expenses '22, \$209.87 (peat moss and fertilizer), Income 2022, \$615, + **\$405.13**

Expenses '21, \$140, Income 2021 \$610, + **\$470**

Expenses '20, \$516 (Includes \$400 donations for lumber) \$400 for soil to make new beds, and \$about \$116 misc. BCG Paying for doubling garden beds to 24), Income \$580, + **\$64**

Expenses '19 (Town donated start up fees of \$582, Income 2019, \$275 for 12 beds, + **\$275**

\$ 405

470

64

+ 275

\$1,214 Amount saved as of 12/07/22

This figure has to be reconciled with the Town records and after the folks subscribe to this year's garden, there will be approximately \$600 more in the fund. There was also discussion of needs for the garden area. The first priority will be a shed and Dave Lewis may look for this to be an Eagle Scout project or look for volunteers to construct the shed.

**Discussion:** The EDC discussed the suggestion by Kathy Williams to restart the Welcome Bag program which was very successful prior to the pandemic. Specifics of what she suggested are in the attachment to the agenda. The commission members agreed that this was a good program and that we should start gathering brochures and information

The meeting was adjourned at 8:35 PM, on a motion by Bob Pulford, seconded by Mark Mahoney.

Respectfully submitted,

Don Stein

**TOWN OF BARKHAMSTED  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING DATES FOR 2023**

January 19

July 20

February 16

August 17

March 16

September 21

April 20

October 19

May 18

November 16

June 16

December 21

The Economic Development Commission meets on the third Thursday of every month at 7:00 p.m. in the Barkhamsted Town Hall.

**Town of Barkhamsted**  
**Economic Development Commission**  
**Meeting Minutes**  
**Town Hall**  
**November 17, 2022**

**Meeting called to order at 7:05 PM**

**Attending members:** Bob Pulford, Tim Deschenes-Desmond, Todd Winkler and Kathy Williams. Also present were Don Stein, First Selectman, and economic development consultant, Ted Shafer.

**Review of minutes:** On a motion by Kathy Williams, seconded by Bob Pulford, and passed unanimously, the minutes of the October 24, 2022, special meeting were approved.

**Discussion:** Ted Shafer's report of his activities focused primarily on the COST (CT Council of Small Towns) Economic Development Seminar he attended on behalf of the Town. The discussion at that meeting focused on available Federal and State funding, housing, land use, the legalization of cannabis and the requirement that land use boards take training each year. There is also a land use conference at Wesleyan in March that is supposed to be a very worthwhile and well done meeting. Other discussion focused on solid waste and wastewater management, brownfield development, along with other economic development strategies. There was also a presentation on initiatives by the State for road improvement funding (LOTICIP, TRIPS) that the town might be able to take advantage of and Housing is always of concern.

Ted also reported that he had met with merchants in Riverton and they reported an uptick in traffic since the Fair and that he also had talked to the self-storage folks. He was hopeful we could help them fill the empty space left by Hitchcock moving their retail operations to Winsted.

**Discussion:** Don Stein reported that he and a few others in Town had met with Frontier construction personnel, who reported that they would be bringing high speed, fiber optic broadband to all of Barkhamsted. Construction could start as early as December and they expected to be operational by the end of March. They showed a map of their plan to cover the entire town and also discussed pricing for their plans, which is cheaper than what is offered by Charter Spectrum, but with much better service and capability. They have also provided material to be distributed to the residents to explain to them what is happening when they see construction vehicles on their street stringing fiber. The Frontier plan includes bringing the fiber to the homes of those residents who sign up for their service. Since this installation will all be done at no cost to the Town, the relationship with Sertex who performed the cost study and the survey to judge resident interest will no longer be required. The town's residents will be receiving this info in town-wide emails, the town webpage and posted on Facebook.

The next two agenda items ("bingo" and economic development initiatives) were tabled to the next meeting.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,  
Don Stein

## **Barkhamsted EDC Meeting**

**1/19/2023**

### **Status Report -Economic Development Director**

#### Retention of Businesses

Recent visits to local businesses:

- Ti Trikes - COO Kenneth Messier
- TR Woodcrafts –owner Tom Rutledge
- Tmobile phone store -Mallory Brook Plaza
- Subway -Mallory Brook Plaza
- Upcoming meeting with Boulder Ridge /Ebner Camps
- Winsted Feed Supplies (Barkhamsted)
- Pleasant Valley General Store and Hair Salon
- Riverton - Bakery, General Store, Inn & Restaurant, Christmas in Riverton community event

#### Recruitment of Businesses

- Mallory Brook Plaza: Tractor Supply Store and Apple Cinema scenarios. Food Market? Ames?
- Hitchcock Chair Store/Self Storage -Riverton
- Winsted/ Farmington Valley/ NW CT - Developers & Merchants
- Pop-up Stores concept
- What new businesses would the Town like?

#### Other

- Ralph Nader local community newspaper start up. Andy Thibault (Editor)
- Update meetings with First Selectman
- Drive-In /Jones Property
- Bank & SBA lending programs
- Attend NW CT Chamber of Commerce events

#### Future Activities/Events:

- Regional Manufacturers gathering/forum in Fall 2023 (potential topics: workforce development, NCCC mfg training programs & high school engagement and transportation)
- Continued business and community event visits
- EDC & First Selectman visit to Sterling Engineering Eric Ross - VP of Operations.
- Joint Winchester (Winsted) & Barkhamsted Sustainable CT workshop
- Ongoing discussions with owner regarding re-purposing country store/gas station on route 44.
- Grant opportunities -
- EV Charging Stations
- EDC shirts, name tags, etc....?

#### To be discussed later in EDC meeting agenda

- Discussion of Community Gardens
- Update on Broadband - Fiber Optic Services
- Proposal for town wide business "bingo" (prizes? /myfreebingocards.com)
- 2023 economic development & business promotion initiatives including use of ARPA funds
- Discover Litchfield Hills and Town website/tourist map - Evan Dobos - operations backlog