

## **WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT – March 2021**

### **PROJECTS RECENTLY COMPLETED / NEW BUSINESSES**

120 Old County Circle – 80,000 sf of industrial space, anticipating new e-commerce home goods sorting business, Winter 2020/2021 (currently in adjacent Ford Building until new building fit out is complete, anticipate CO issued January 2021)

60 Main Street (two units) – Allurement Hair and Beauty Care and The Smoke Shop

### **PROJECTS PERMITTED & UNDER CONSTRUCTION**

Main Street, Historic Station – Roof, dormers and most of the masonry work completed. STEAP grant received for exterior finish work, windows, doors and interior which will go out to bid this winter for Spring construction. Municipal project.

West Street, Pinney Barn at Noden Reed Farm – Wall, roof, chimney and similar critical work is now funded and began this Fall 2020. Municipal project.

545 Spring Street - SAS Finishes, commercial flooring and painting office in existing building (vacant for at least 4 years), review bids/drawings, very little public/no SF residential work, total 2100 SF, storage is approx. 1200 sf. This is one of 5 units. New owner plans to renovate and lease out remaining 4 units for office/retail uses.

209 Ella Grasso Turnpike – “Jamaican Kitchen” restaurant, working on building permits and interior fit out, estimated open April 2021

Chestnut and Main, Responsible Growth TOD Project – bank stabilization and parking area design finalized, SHPO reviewed proposal (survey required, funding available), first phase (demolition) planning in progress.

592 Elm Street – Used Car Dealership

12 Ella Grasso Turnpike – Used Car Dealership

1 Hamilton Road - Lot H Parking Area revised layout, repave and restriping project

75 King Spring Road – replace 2 horizontal asphalt tanks with 5 vertical tanks, planning/engineering staff review complete, ZONING REVIEW COMPLETE

61 South Main Street - currently gas station and auto repair garage, in receipt of revised plans to eliminate auto repair/sales uses and only have fuel dispensing with convenience store. No site changes proposed. ZONING REVIEW COMPLETE

110 Old County Circle - currently vacant, new tenant is a product storage and distribution center, planning to expand employees and want to add parking spaces, waiting on more information from the real estate broker/applicant - NOT LIKELY TO NEED PZC APPROVAL DUE TO PREVIOUS USE APPROVALS

81 Ella Grasso Turnpike - Wendy's site renovation, parking, pavement, lot lighting, facade and interior - ZONING REVIEW COMPLETE

### **APPROVED BY ZONING/APPLICATION RECEIVED**

2 North Main Street - grocery inquiry, small biz loan interest, applied for loan as of 12/28/20, APPROVED BY PZC

590 Spring Street – Used Car Dealership APPROVED BY PZC

All Sports Village Obtained Site Plan approval by both the Inland Wetland and Watercourses Commission and the Planning and Zoning Commission. Developer communicates that he is making progress with investors and partners. No other updates.

64 South Elm Street – multifamily condo community 22 units, approved by Planning and Zoning Commission

255 Main Street - Windsor Locks Commons - Cafe, Bakery, permits under review, applied for small biz loan, EIDC approved loan on Monday 12/28

1 Concorde Way - retail sales of small engine equipment (lawn mowers, for example) in addition to existing permit to repair approved by PZC, April 2021

2 Northgate Drive - reuse of 16,000 sf existing building for auto repair use (previously electrical supply building) approved by PZC, plan to open April 2021

### **ANTICIPATED PROJECTS / INQUIRIES**

59 King Spring Road – Auto Repair APPLICATION SUBMITTED TO PZC

65 South Main Street – inquiry / woodworking shop

191 Ella Grasso Turnpike - 360 Federal Credit Union, addition of ATM on existing bank site, preliminary staff review, expect application Spring 2021.

1 Hamilton Road - Collins Aerospace lot line revisions, 7 lots. Preliminary review complete.

80 Ella Grasso Turnpike – tear down and rebuild Shell Fueling Station, anticipate application in 2021.

440 North Street – 4 lot subdivision and zone change from industrial to residential, 3 SF homes proposed under review now by the Planning and Zoning Commission (WITHDRAWN, WILL REAPPLY WITH TEXT AMENDMENT, anticipated text amendment application Spring 2021)

2 National Drive – Restaurant inquiry, previous Papa Ginos

60 Main Street - Restaurant inquiry, small biz loan interest

5 National Drive - Baked Island - applied for building permits, project delayed

18 Ella Grasso - restaurant inquiry

289 South Center Street - conversion from SF to 2 family request to PZC anticipated

Spring/Main Street - restaurant inquiry

### **ANTICIPATED TOWN PROJECTS**

Main Street- Complete Streets Improvements - \$3.6 million LOTCIP grant Phase 1, \$1.5 million LOTCIP grant Phase 2 and Community Connectivity grant all awarded – coordinating final engineering with DOT related to roundabout

Train Station – Funding is secured for station relocation to include first phase (mechanical, ticketing building). Working with state and federal agencies, including Build America team, to develop a funding matrix and next steps. Consultant retained as liaison to Building America team and potential developers/assist with application to Build America and development of Downtown Development Agency.

Station Area Update - Construction planned to begin in Fall 2021.