

WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT – June 2021

PROJECTS RECENTLY COMPLETED / NEW BUSINESSES

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

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.

120 Old County Circle – 80,000 sf of industrial space, new e-commerce home goods sorting business, up and running!

110 Old County Circle - new tenant is an auto parts storage and distribution center, planning to expand employees and want to add parking spaces in the future, waiting on some electrical work but they're otherwise ready to go!

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

209 Ella Grasso Turnpike – “Jamaican Kitchen” restaurant open!

2 North Main Street - grocery and flower/garden center open!

592 Elm Street – Used Car Dealership open!

20 Old County Road – new ownership, salon open!

PROJECTS PERMITTED & UNDER CONSTRUCTION

61 South Main Street - currently gas station and auto repair garage, will eliminate auto repair/sales uses and only have fuel dispensing with convenience store. No site changes proposed. Aesthetic façade and site improvements planned.

60 Main Street – tutoring office to replace tax office

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

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

APPROVED BY ZONING/APPLICATION RECEIVED

4 National Drive - Speedy Auto Repair, new business, same use as prior tenant (staff planning and zoning approval)

3 Northgate Drive – 4 bay contractor building in industrial zone, approved at June PZC meeting

496 Spring Street – food and liquor permit application received, hearing scheduled for July 2021

593 Elm Street – used car sales application received, hearing scheduled for July 2021

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

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

ANTICIPATED PROJECTS / INQUIRIES

97 Suffield Street – adaptive reuse as multi – family

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, meeting with tenant week of June 28th

18 Ella Grasso - restaurant inquiry

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. Start date December 27, 2021.

Main Street, Historic Station – Roof, dormers and most of the masonry work completed. STEAP grant received for exterior finish work going out to bid Spring 2021. Windows, doors and interior still needed.

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.

Chestnut and Main, Responsible Growth TOD Project – bank stabilization and parking area design finalized, first phase (demolition) planning in progress.