ENFIELD REVITALIZATION STRATEGY COMMITTEE
THURSDAY, FEBRUARY 25, 2016- REGULAR MEETING
ENFIELD TOWN HALL – ENFIELD ROOM
820 ENFIELD STREET, ENFIELD, CT 06082

A Regular Meeting of the Enfield Revitalization Strategy Committee was held on Thursday, February 25, 2016, at the Enfield Town Hall, Enfield Room, 820 Enfield Street, Enfield, Connecticut

CALLED TO ORDER
The meeting was called to order at 7:00 pm by Chair, Rebecca Olesen.

ROLL CALL
Present: Chair Rebecca Olesen, Ken Edgar, John Foxx, William "Red" Edgar, Town Council, Jerry Fitzsimons, Jennifer Bruyette, Vice Chair Earl Stallings, Mary Scutt, P&Z, Connie Provencher, and Brittany Heisler.

ALSO PRESENT
Peter Bryanton, Assistant Town Manager Development Services, Dawn Hunt, Community Development Secretary

ABSENT
Michael Scalzo, Bill Lee, Town Council, Linda DeGray, Colleen Reidy, Teri Anderson, Brent Ciszek, and Michelle Lewandowski.

APPROVAL OF MINUTES

- A motion was made by Jerry Fitzsimons seconded by Ken Edgar to approve the minutes of January 28, 2016. All in favor, no abstentions. **Motion carries 9-0-0**.

NEW BUSINESS

- **Election of Officers**
  A motion was made by Ken Edgar seconded by Jerry Fitzsimons to approve Earl Stallings as Chairman. **All in Favor, motion in carries 10-0-0**.
  A motion was made by John Foxx seconded by Jerry Fitzsimons to nominate Ken Edgar for Vice Chairman. **All in Favor, motion carries 9-0-0.**
- Rebecca Olesen thanked the committee for the opportunity to serve and encouraged the group to really discuss and assess the goals of the group.

OLD BUSINESS

- **Review Committee Goals and Objectives / Action Plan**
  Peter Bryanton presented the 2010 Thompsonville Revitalization Action Plan that combines many of the former studies and recommended goals. He conveyed Acting Town Manager Lee Erdmann's statement that Enfield does have other villages besides Thompsonville and it's important to focus on all of the village centers. The latest CVS project proposed in Scitico is a good example of something that wasn't in line with the visual concept for that village center. Peter stated a study was done three years ago for the rezoning of Thompsonville and the committee recommended to P&Z that they go forward with those recommendations, but P&Z hasn't acted on that. Peter stated that the committee, in their advisory role, should urge P&Z to focus on making all the village centers more robust and commercial for more livable, walkable

communities. Jerry suggested the committee sponsor a bus tour or tours with Council and P&Z members to look at each village center and their assets (historical, commercial, industrial, etc.). Particular buildings of interest with potential include the Grange building, the Hazardville Institute, and the complex where the brewery is. Members discussed upgrading some of the plazas throughout town, such as the Raffia Road plaza, to make them more of a village center for each community. This would help improve the vacant house issue by improving quality of life for each community. The committee needs to make recommendations to P&Z to look at places where village centered zoning can be created. Members discussed the importance of having design guidelines for the village centers. Ken stressed the importance of the committee supporting developers who come in and adhere to the design guidelines. Peter advised members to review the action plan, focusing on the Goals & Objectives for next meeting. Peter will update with any progress made on the goals.

- Members discussed the status of projects: riverfront recapture, ball park behind Town Hall, St. Adalberts gym (trying to partner with Town recreation department).
- Jerry recommended looking back at the various "charges" of the committee to see theevolution. Members discuss their two main responsibilities: 1) Advice to Council (town wide), and 2) Specific Thompsonville center zoning design review prior to P&Z. P&Z's focus has been to review plans, but their other charge is to make long term plans, and that hasn't been happening. Jerry suggested a joint task force of the committee with Economic Development Commission and perhaps the Beautification committee to look at the economic and tax impact of the vacant homes and foreclosures in town and perhaps suggest solutions.
- Mary Scutt stated that P&Z claims they didn't get the Village Center Zoning letter and asked Peter to resend to the commission.

REPORTS OF SUBCOMMITTEES

- None

REPORT OF TOWN STAFF

- There will be a community conversation on 2/29 at 6 PM where the State DOT will be on hand to make a presentation on the rail station. Everyone is encouraged to attend.
- A "Giga-City" project is being proposed, to bring a fiber optic network town wide. The Economic Development Commission is actively involved in this. Jerry explained how the network would work, and how it will entice high-tech and medical businesses to town and create more competiveness with internet/cable providers in Town. Area wise, Enfield is twice the size of the city of Hartford, and this project would be a big undertaking and cost around $30 million. Red Edgar stated there was a presentation made to council leadership but nothing to the actual Council yet. There are still a lot of unanswered questions and more information is needed.
- Peter stated the town is looking to fill three vacant positions: Building Inspector, Assistant Planner, and Zoning Technician.

COMMITTEE COMMUNICATIONS

- Earl asked that members think of ideas for subcommittees and perhaps tie them into the community plan.
- Peter mentioned the idea of new "Welcome to Enfield" signs at the off-ramps that would be corporate sponsored from major business like Lego or Advance Auto.

PUBLIC COMMUNICATIONS

Steve Cogtella, 2 South River Street – Mr. Cogtella stated that in the January 7th Planning and Zoning meeting, Roger O'Brien mentioned a Thompsonville design district and density and also zoning around the train station, in relation to 2016 goals. Peter stated that Mr. O'Brien was encouraging the commission to look into the village center zoning. Mr. Cogtella discussed 1992 and 2012 action plans regarding riverfront recapture and zoning around the riverfront, and mentioned previously proposed projects for the area. He is curious what the focus is for the riverfront. Peter stated the town is currently focused on the Eversource property and hasn't focused much on the adjoining properties and what the owner's plans might be. Jerry stated that if the town wants public use of those properties, the town and community will have to invest in getting control of the property. Peter stated the town has been negotiating with Eversource for five years in order to avoid the contentiousness that an eminent domain situation would bring. Peter stated the riverfront would provide a destination for people to come to Thompsonville. Mr. Cogtella feels that with density discussed in previous plans, there has been no consideration for the conservation overlay. He suggests getting CT River Assembly representation for proposed area plans going before P&Z to ensure they're in compliance with conservation, and suggested looking at the literature from the CT River Gateway Assembly. Peter will pass the suggestions along to Mr. O'Brien.

ADJOURNMENT

- A motion was made by Ken Edgar seconded by Jerry Fitzsimons to adjourn. The meeting adjourned at 8:06 pm.

Submitted by:
Dawn Hunt, Community Development Secretary

Approved by:
Earl Stallings, Chairman

Signature_____**Date**_____