

Enfield Economic Development Commission

MINUTES

The regular meeting of the Enfield Economic Development Commission was held on Wednesday, January 10, 2017 in the Enfield Room at Town Hall.

Roll Call Present: Chairman, Kiran Majmudar; Deputy Mayor, Town Council Liaison, Bill Lee; Revitalization Liaison, Gerald Fitzsimons; Sandy Sergeant; P&Z Commission Liaison, Richard Szewczak; Conservation Commission Liaison, Gretchen Pfeifer-Hall; Ralph Cerrato; Director of Community Development, Peter Bryanton; Town Manager, Bryan Chodkowski; Director of Planning & Zoning, Roger O'Brien; Director of Economic Development, Michael Ciriello.

Absent: Vice-Chairman, Chris Casey Dr. Martha McLeod, Carla DiLoreto, David Farnan, Recording Secretary, Robin Zagorodny

Call to Order at 8:05 am

Minutes: October 12th, 2016 minutes signed by Chairman.
December 14th, 2016 minutes will be voted at the February meeting.

Old Business:

Peter Bryanton engaged the group in a lengthy discussion about developing TIF districts and improvement criteria. Map shows Commercial, and Industrial excluding residential. Policy sample from Windsor Locks explained. Richard Szewczak spoke on seeing more industrial areas included where it may be development with cluster housing, or other residential options where isolated areas of the properties would be utilized and not impact the wetlands. Discussion of open space in the local areas. Chairman Majmudar mentioned mixed use in the mall area. First zone will be around the mall area. Staff to provide map of wetland areas and recommendations in February.

Town Manager, Bryan Chodkowski introduced Mike Ciriello, Director of Development Services. He continued discussing the Mall area with TIF zone application with existing properties.

Director of Development Services, Mike Ciriello spoke on Developer Suitability Access, walkability for residents to live, work, and play in a walkable area – not a circle, but walking paths. He also spoke on Cost vs. Consumer Services in relation to the Investor's initial cost vs. the Town's expense for services for this location. He referenced a sample handout. Further discussion amongst the commission took place on this idea and the TIF areas in question.

Report from Development Services:

Mr. Bryanton provided update on new businesses.

- a. News articles given out as a handout on Malls
- b. PAR Report discussed

A question was asked of the property acquired on Elm Street by Troiano. Director of Planning, Roger O'Brien stated he had been working on writing changes to the Zoning Regulations.

Town Council Liaison Report:

Mr. Bill Lee ask the commission to provide someone to attend the DOT Hartford Springfield Corridor quarterly meetings. They talk about all the activities along the line and what communities are doing with TOD incentives. TIF was talk about extensively in New Haven area. There is a three or four week notice for meetings.

New Business: Budget Review in process

Public Comment: None

Adjournment: 9:06 am

Motion from Ralph Cerrato, 2nd from Bill Lee, Motion passed 6-0-0

Signature: Chairman Kiran Majmudar