

Economic Development Commission
MINUTES

The regular meeting of the Enfield Economic Development Commission was held on Wednesday March 8, 2017 in the Enfield Room at Town Hall.

7 members present

Bill Lee absent

Call to order

Approval of December 14 January 11 and February 8 minutes.

Motion to approve all minutes. Approved

Old Business: Presentation of draft TIF policy and explanation of where future development can be visualized (Midtown) by Michael Ciriello.

A vision needs to be realized and planning and zoning processes and policies will need to be streamlined in order for development to be successful. Policy draft components required by the state law are included at the end of the packet shared by Michael Ciriello.

The Town regulates and does not plan which hinders forward movement.

Even though there are changes in those involved in development projects, the rules and regulations need to be articulated clearly and consistent no matter who is implementing them.

A suggestion on the Phoenix Ave Brook...making it an amenity while keeping the integrity of the wetlands. It can be accessible as a "preserve".

There needs to be more outreach to the residents about what the TIF program is so that they will support the development projects of the Town.

Revitalization through government looks at quality of life and the overall benefit to the entire neighborhood.

All age groups should be considered for public education.

Next meeting will include a draft of what a masterplan should look like and filling in the blanks of the existing policy document,

Michael will needs info from Bryan Chodkowski, Peter Bryanton, and John Wilcox. They will look at what the numbers are on the geography for each area so that they can start modifying boundaries.

There is a suggestion to make layers of uses in industrial park to make it a 24 hour space.

Most important areas: Mall area, Thompsonville and all areas of Town need to be included so that the entire Town can benefit and be successful

Greenway and conservation stretches out and links all separate parts. Non-vehicular linkage is missing but there is a good vehicular structure.

We can create a marketing campaign to shop around to developers nationwide, while giving them the market research, site design- we will need the implementation. This will save the Town a lot of money.

Report from Development Services: PAR Report

Page 5. Michael Ciriello and Peter Bryanton met with Phoenix Manufacturing which is expanding. A Tax Abatement Agreement is being worked on.

Yankee Castings got approvals for construction for rebuilding after a fire.

Peter Bryanton, Michael Ciriello and Roger O'Brien released a transit oriented development plan-economic masterplan for Thompsonville and possible over to the mall area. Grant money can be used for outreach.

Peter was at the most recent Council Meeting discussing the CDBG application which will partner with the Housing Authority to renovate homes at Green Valley.

Work on the High Bay of 25 Bacon Rd is underway. Winstanley is also involved in a few other projects- and looking at sites to acquire.

Michael Ciriello has been working with Crestech-looking to consolidate all operation on Shaker Road. Their facility in New Hampshire is closing in July. P&Z and Building has been helpful.

Peter Bryanton mentions that the NCCCC Home show is on March 25 and 26.

The Quarter Advisory Council for Rail Project is on March 28, 2017 (with communities on the rail line).

Community conversation video for economic development-Chair Kiran Majmudar spoke to Sandy Zukowski of Cox Communications. They have a slot for community activities that John Fox is using. He can accommodate economic development and town activities.

The budget has not been finalized yet but Bryan will have numbers for the next meeting.

There is no new business.

Public Comments: Church Street- question for clarification on TIF funds having to go through Town Council.

Motion to adjourn.