

DRAFT MINUTES
BROOKFIELD ECONOMIC DEVELOPMENT COMMISSION MEETING
TUESDAY, JUNE 16, 2015 ROOM 209
7:00 PM

1. Convene Meeting – Chair Kurfehs convened the meeting at 7:00 PM with the following in attendance:

Present: Chair Hal Kurfehs; Secretary Dave Matte; Commissioner Tolmoff

Absent: Vice Chair Greg Dembowski; Commissioner Jim Fisher

Also Present: Mr. Mike Doré; Recording Secretary Emily Cole Prescott

2. Approval of Meeting Minutes (05/19/15): Commissioner Tolmoff made a motion to accept the minutes as presented [revised draft minutes dated 05/19/15]. Secretary Matte seconded the motion, and it carried unanimously.

Mr. Doré stated that he has not yet heard anything from Marty Flynn about his potential appointment to the Economic Development Commission. Chair Kurfehs replied that he will contact Selectman Marty Flynn regarding the potential appointment to the Economic Development Commission.

3. Proposed Zoning Moratorium on 4-Corners Development: Chair Kurfehs stated that concerns have been indicated about the number of new apartment developments in the Town Center District area. Upon inquiry from Secretary Matte regarding which Commission has considered the moratorium, Chair Kurfehs replied that the Zoning Commission is considering the adoption of a moratorium. Chair Kurfehs stated that if there is a moratorium there could be a possible opening, closing and voting of the public hearing and the moratorium application on the same night. Chair Kurfehs stated that developers will consider the moratorium quite negatively, and may not wish to develop in the area, if a moratorium were to be implemented. Chair Kurfehs stated that he had attended the last Zoning Commission meeting, which was on June 11th.

Chair Kurfehs stated that he has a proposal with a developer he is working with for two pieces of property in the Town Center District. One of the properties (3.7 acres) is just south of the former Peter's Imports building (874 Federal Road); the proposed development includes the 874 Federal Road property also. The proposal is to have retail in front of the 3.7 acre parcel. The 874 Federal property is outside of the incentive housing overlay zone, but is part of the TCD (Town Center District). Chair Kurfehs discussed with the Commission the incentive housing district overlay perimeter sub zone, which zone does not require retail as part of a development. The applicant has mentioned the hill on the lot at 874 Federal Road, and the difficulty the hill would cause for retail development.

Chair Kurfehs stated that the scheduled public hearing for consideration of the moratorium adoption is on July 9th. Chair Kurfehs stated that he cannot determine why the Zoning Commission would consider hosting a moratorium on apartments in the TCD. Commissioner Tolmoff mentioned that a moratorium on development in that zone will certainly slow any development of the zone. Any application approved or for which an application has been previously submitted would not be affected by a moratorium, as clarified by Chair Kurfehs. Chair Kurfehs mentioned that affordable housing is not subject to the incentive housing zone regulations, nor would it be subject to the proposed moratorium. Chair Kurfehs stated that developers may be forced to apply for affordable housing developments rather than use the incentive housing regulations; the other consequence of the moratorium will be that it will halt development. Secretary Matte stated that he does not understand the purpose of the moratorium.

Chair Kurfehs replied that there is some concern throughout the Town about the number of residential developments, particularly in the developments that do not encompass retail use. Chair Kurfehs mentioned several projects for which developments have not been required to include a retail component. Chair Kurfehs stated that he had heard about this proposal after reading the Comments of Commissioners section of the May 28th Zoning Commission meeting minutes.

The Commission briefly discussed the building located at 777 Federal Road. Commissioner Tolmoff mentioned the need to have development in the TCD area. The Commission noted the desire to have a mix of available types of apartment, and housing units. Chair Kurfehs stated that the development near the bowling alley is planned to be on the higher end of apartment living.

4. Update on Website Functioning & Newsletter Contact List: E. Cole Prescott noted that there are now 308 contacts on the EDC ConstantContact list.

The Commission briefly moved to discussion of item 6.

6. Brookfield High School “Blurb”: E. Cole Prescott will add the blurb to the website this evening.

7. Recent Ranking of Desirable Places to Live in CT. Add to Website: Chair Kurfehs stated that there was a ranking for Brookfield, which listed Brookfield as the twelfth best place to live in Connecticut. Secretary Matte stated that there are 169 towns in the State, but 268 communities in CT have been analyzed. This article is from *The Patch*. Chair Kurfehs asked that a write-up about this article along with the article from *The Patch* be added to the EDC website. Chair Kurfehs stated that the emphasis should be on who completed the survey, how the survey was completed; he also mentioned that the article should indicate that more “weight” was given to areas with larger populations. Secretary Matte volunteered to draft a summary of the article for the website.

Mike Doré asked that E. Cole Prescott send him a list of the Commissioner’s names and email addresses.

The Commission moved to discussion of item 5, Plan of Conservation and Development Update.

5. Plan of Conservation and Development Update: Chair Kurfehs stated that the Planning Commission conducted a public hearing on June 4th on the Draft POCD. Chair Kurfehs stated that there were two people who espoused the worry of home values relative to the high number of housing units planned in the TCD area. Chair Kurfehs stated that he replied to some of the comments made during the public hearing by residents.

The Commission moved to item 8, Other Discussion.

8. Other Discussion: Secretary Matte and Commissioner Tolmoff mentioned the importance of attending the Zoning Commission public hearing scheduled on June 9th at 7:30 PM regarding the Proposed Moratorium on additional apartments. Commissioner Tolmoff asked if there will be justification as to why the Zoning Commission is planning to pursue the moratorium, and Chair Kurfehs replied that the Zoning Commission is not required to justify the reason for the moratorium.

9. Adjourn: Commissioner Tolmoff made a motion to adjourn the meeting at 8:10 PM. Secretary Matte seconded the motion, and it carried unanimously.