

DRAFT MINUTES
BROOKFIELD ECONOMIC DEVELOPMENT COMMISSION MEETING
TUESDAY, December 15, 2015 ROOM 209
7:00 PM

1. Convene Meeting: Chair Hal Kurfehs called the meeting to order at 7:00 PM with the following in attendance:

Present: Chair Hal Kurfehs; Vice Chair Greg Dembowski; Secretary Dave Matte; Commissioner Jim Fisher; Commissioner Mike Doré; Commissioner Nancy Tolmoff

Also Present: Emily Cole Prescott, Recording Secretary

The Commission moved directly to item 3, approval of meeting minutes.

3. Approval of Meeting Minutes (11/17/15) – **Secretary Matte moved to approve the minutes [of the November 17, 2015 meeting] with the noted changes.** The changes are to strike the last sentence of the first paragraph on the second page and to modify the first sentence of the fourth full paragraph on the third page to read: “Secretary Matte asked how many apartments total are to be built in the Town Center area, and Chair Kurfehs replied that with the number of units currently approved, and proposed there would be approximately 500 new units.” **Commissioner Fisher seconded the motion, and it carried, with Commissioner Fisher, Chair Hal Kurfehs, Secretary Matte, and Commissioner Doré voting, and Vice Chair Dembowski abstaining from the vote.**

2. Discussion: First Selectman Steve Dunn scheduled to meet with the Commission re: economic plans – Town Center District – Chair Kurfehs stated that he did not receive confirmation that First Selectman Steve Dunn would be attending tonight’s meeting. **Vice Chair Dembowski made a motion to amend the agenda to move discussion with First Selectman Steve Dunn to the end of the meeting in hope that he attends. Chair Kurfehs seconded the motion, and it carried unanimously.**

4. Update on Website Functioning & Newsletter Contact List – Vice Chair Dembowski noted that the Plan of Conservation and Development has been linked to the EDC’s website, and the pictures and testimonial information from Moe’s has been added. Vice Chair Dembowski stated that some of the font needs to be corrected near the Moe’s testimonial. He also recommended to the Commission that the Business Incubator information and link be completely removed from the EDC’s website. **Vice Chair Dembowski made a motion to instruct E. Cole Prescott to remove the business incubator page and any tabs that reference it. M. Doré seconded the motion, and it carried unanimously.**

Commissioner Tolmoff entered the meeting room at 7:24 PM.

5. Information for News & “Blurb” Write-Ups: Articles available on *The Patch* – Chair Kurfehs asked that the recent *Patch* article, “Brookfield High School Among CT’s Top 50” be linked to the News section of the EDC website.

Chair Kurfehs pointed out the opinion piece which appeared on *The Patch* relative to development in Brookfield – “Opinion: Toll Brothers or Target in Brookfield? Consider Housing vs. Commercial Development”. Chair Kurfehs reviewed portions of the article with the Commission, and copies were distributed for further review. Chair Kurfehs stated that the amount of school-aged children in a one or two bedroom apartment is minimal. Vice Chair Dembowski mentioned that commercial development does add to the infrastructure needs of a Town. Chair Kurfehs noted that only one apartment complex in the Town Center District has been built to date. Commissioner Fisher mentioned that the author of the article, from how he read the article, also would consider the units currently under construction at Barnbeck (398 Federal Road). Chair Kurfehs noted that those looking to develop retail generally consider locations near other existing retail stores. Vice Chair Dembowski stated that this is someone’s opinion article, and as such, it does not require a response.

6. Other Discussion – The Commission discussed the Town Center District and briefly discussed the differences of affordable and incentive housing developments. Chair Kurfehs stated that he thinks the newly proposed development at 763-777 Federal Road (The Renaissance) is out of place in this Town. Chair Kurfehs noted that there was an Inland Wetlands Commission public hearing for the Renaissance (763-777 Federal Road) application, and the Enclave (854-874 Federal Road) application was on the agenda as an old business item. The Inland Wetlands Commission has approved the Enclave application, but it has not yet been approved by the Zoning Commission. Chair Kurfehs reviewed the difference between the incentive housing regulation requirements and the affordable housing regulation requirements. Chair Kurfehs mentioned that if the developer is afraid of going through the incentive housing application process, the developer would be more likely to develop using the affordable housing, CGS§ 8-30g. Chair Kurfehs briefly reviewed application timeline requirements for Land Use applications per Connecticut General Statutes with the Commission.

Upcoming Agenda Item: Chair Kurfehs mentioned that the Commission will soon have as an agenda item the nomination and election of officers for the 2016 calendar year. He stated that in the past, the Commission has formed a Nominating Committee of several Commissioners. Commissioner Fisher and Secretary Matte offered to be on the Nominating Committee.

Southern Federal Road Streetscape Improvement: Vice Chair Dembowski stated that he is speaking as the part-time Project Manager for the Town of Brookfield. With the Southern Federal Road project south of Federal Road to town line – WESTCOG unanimously approved the Southern Federal Road Project. He has contacted Mr. Redeker, Commissioner of the DOT, First Selectman Steve Dunn, Dave Hannon, to discuss the project. TIP (transportation improvement project) money is available. The design has been laid out in conceptual form, and will change turning lanes and add sidewalks. There is information in the Land Use Office which describes the changes in detail.

G. Dembowski had given the BOS an update of the Streetscape project at their last regular meeting. At the end of that presentation, it was decided that there will be a much more detailed presentation on January 4th, which meeting will most likely be a combined BOS/BOF meeting. G. Dembowski stated that he will be presenting further details of the projects to get some

community awareness of the project. There will also be some cost presentations. G. Dembowski stated that the Town will eventually be asked to vote on funding for the project.

G. Dembowski stated that there is only funding for phase one, and the project team has been asked to break down phase one into a smaller phase, which would use money which has already been granted to the Town in the amount of \$1.6 million. G. Dembowski stated that he has also just applied for another grant for an additional \$500,000. There are currently two sources of funding: LoTCIP and STEAP grant funding. The work will need to be done with the timing in conjunction with the development of Brookfield Village. This project's standards and specifications are dictated by the DOT on State-owned lands. G. Dembowski stated that demolition of Brookfield Village was originally scheduled to start in December, and construction would be scheduled for April 4th. This project is tied to a tax deferral, the stipulations of which require land donations to the Town, and the construction of all four buildings within a timeline. G. Dembowski stated that his personal opinion is that the agreement was very well done on behalf of the Town. G. Dembowski stated that the DOT has approved the Brookfield Village project, but the stipulation of their letter of approval requires that the CO is not issued until the Town of Brookfield has finished its streetscape project.

2. Discussion: First Selectman Steve Dunn scheduled to meet with the Commission re: economic plans – Town Center District – No discussion/no motions.

7. Adjournment – **Commissioner Tolmoff made a motion to adjourn at 8:16 PM. Commissioner Doré seconded the motion, and it carried unanimously.**

Next regularly scheduled Economic Development Commission meeting: 01/19/16