

DRAFT MINUTES
BROOKFIELD ECONOMIC DEVELOPMENT COMMISSION MEETING
TUESDAY, January 19, 2016 ROOM 209
7:00 PM

1. Convene Meeting: Chair Kurfehs convened the meeting at 7:03 PM, with the following in attendance:

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

Absent: Vice Chair Greg Dembowski

Also Present: Ex-Officio Member First Selectman Steve Dunn; Lisa Guerrero; E. Cole Prescott, Recording Secretary

2. Approval of Meeting Minutes (12/15/15): **M. Doré made a motion to approve the minutes as submitted. Secretary Matte seconded the motion, and it carried unanimously.**

3. Discussion with First Selectman Steve Dunn: First Selectman Steve Dunn stated that he is for development in the Four Corners and businesses coming in that want to build according to the Town's Plan of Conservation and Development. Mr. Dunn expressed concern about the current Zoning Commission's decision relative to the Enclave application [854-874 Federal Road]. H. Kurfehs noted, relative to the Enclave application, that from a developer's standpoint, to have to go through the process again would take so much time. H. Kurfehs stated that when an application had been turned down without prejudice, the re-submission would have to go through the entire approval process again.

Mr. Dunn mentioned the six-story structure proposal, and Chair Kurfehs explained that the EDC is not in support of such proposal. Mr. Dunn stated that he thinks this building is an incorrectly sized project for this Town. Mr. Dunn stated that the Town has hired Attorney Neil Marcus for the Zoning Commission's application review process, and the Zoning Commission has hired its own consultants for application review.

Mr. Dunn noted that developers find it easier to rent residential rather than commercial space, and because of this, many developers would prefer to build residential space. Mr. Dunn stated that this is a type of chicken and egg problem, as both residential and commercial are needed in order to attract residents to the area to be patrons to the proposed commercial spaces. Mr. Dunn stated that there are currently over 500 approved housing units in the Town.

Mr. Dunn mentioned that the Zoning Commission's regulation book is out-of-date, and matters such as underground power and streetscape are not detailed in the regulations. Mr. Dunn mentioned the positive aspects of underground power. He also briefly discussed with the Commission other areas that have been revitalized into thriving town centers, such as Stamford, CT. Mr. Dunn noted that without commercial spaces, residents will not have reasons to remain in the area, and the desire is to have both retail and commercial development.

Chair Kurfehs stated that there are a number of retailers already located in the Four Corners, hoping that the apartments planned will be built.

Mr. Dunn stated that one of his proposals is to have the Zoning regulations completely re-written. If this project is to move forward, the possible need of a committee to review regulations

was noted. EDC members asked that the Commission be represented. Mr. Dunn also expressed that it is currently budget season, and the Town’s job is looking after the welfare of Brookfield and making sure every penny spent is justified.

Chair Kurfehs noted that greater collaboration between the Town and developers is needed. Chair Kurfehs stated that the EDC takes great pride in not being partisan.

Mr. Dunn stated that the Town now must move forward determining what is in the best interest of the Town. The Board of Finance has asked that the total cost of underground power be reviewed, to determine if the project is feasible.

Mr. Dunn also shared with the Commission that as of last week he has found out that the State’s plan for work on Route 202 has been reduced, to include the area of Chick-fil-A to Costco. Mr. Dunn stated that he will be meeting with the DOT Commissioner to discuss this matter.

Chair Kurfehs welcomed Steve Dunn to any future meetings he would like to attend. Chair Kurfehs mentioned to the Commission that Steve Dunn is the Ex-Officio Member assigned to the Economic Development Commission.

4. Consideration of Budget Needs for 2016-2017 Fiscal Year: Chair Kurfehs stated that he will be in touch with Controller Leverage to ask about what is needed for the budget proposal/submission. E. Cole Prescott suggested possibly including in the proposal/submission some low amount for website revisions which would need to be done by the original website designer.

5. Nomination & Election of Officers for the 2016 Calendar Year: The current officers were noted: Chair Hal Kurfehs; Vice Chair Greg Dembowski and Secretary Dave Matte. **Commissioner Fisher made a motion to nominate the current slate of officers as noted above. Commissioner Tolmoff seconded the motion, and it carried unanimously.**

6. Update on Website Functioning & Newsletter Contact List: There was no discussion relative to this agenda item.

7. Information for News & “Blurb” Write-Ups: The Commission briefly reviewed the article. **Secretary Matte made a motion to add the article “Brookfield School District Among Best Academically in CT: Report” to the EDC’s website. M. Doré seconded the motion, and it carried unanimously.**

8. Other Discussion: Commissioner Fisher will draft a letter to be sent to the EDC for their review, relative to the Renaissance proposal.

9. Adjournment: **M. Doré made a motion to adjourn at 8:45 PM. Commissioner Tolmoff seconded the motion, and it carried unanimously.**

Next Economic Development Meeting: February 16, 2016