



**TOWN OF MANSFIELD  
ECONOMIC DEVELOPMENT COMMISSION  
Thursday, December 17, 2015 ■ 5:30 PM  
CONFERENCE ROOM B  
Audrey Beck Municipal Building  
4 South Eagleville Road**

**Regular Meeting Agenda**

**Call to Order/Roll Call**

**Opportunity for Public to Comment**

**Approval of Minutes**

- October 22, 2015 – Regular Meeting
- November 19, 2015 – Regular Meeting

**Old Business**

**New Business**

1. Green Bank Solar Leases for Commercial Properties
2. 2016 Monthly Meeting Topics

**Reports**

- Staff Update
- Business activity
- Events
- Chamber of Commerce/Mansfield Business and Professional Association (MBPA)
- Other

**Communications**

**Adjournment**

- Following the conclusion of the meeting, the EDC will adjourn to Dog Lane Cafe

**DRAFT MINUTES**  
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION  
Regular Meeting – Regional Economic Development Forum  
Thursday, October 22, 2015  
Council Chambers, Audrey P. Beck Municipal Building

Members Present: S. Ferrigno, J. McGuire, M. Hirschorn, D. Fecho, G. Thompson, A. Marcellino (ex officio), S. Kegler (ex officio)

Staff Present: Linda Painter, Cynthia VanZelm

S. Ferrigno called the meeting to order at 5:37.

Public Comment: No public comment was received.

Approval of Minutes: J. McGuire noted an error in the September 24, 2015 meeting minutes. Under New Business Item 1: Brew Pub, in the second paragraph, first sentence the word “public” should be replaced with “pub.” J. McGuire MOVED and D. Fecho seconded to approve the minutes of September 24, 2015 with the correction. The motion passed unanimously.

Old Business:

1. **Brew Pub:** A. Marcellino raised a concern about parking problems at Storrs Center. The commission adopted the following motion: J. McGuire MOVES, D. Fecho seconds to send a memo to the Town Council and Planning and Zoning Commission requesting that they begin the process of amending the Code of Ordinances and Zoning Regulations to allow brew pubs in Mansfield. Such letter should include the analysis prepared by Kevin Filchak and distributed to the Commission at the September meeting. Motion approved unanimously.
2. **2015 Work Plan:** Painter distributed the adopted Economic Development chapter of the Plan of Conservation and Development.

New Business:

1. **2016 Meeting Schedule:** M. Hirschorn MOVED and J. McGuire seconded to approve the 2016 meeting schedule. The motion passed unanimously.

Reports:

- **Staff Update:** M. Hirschorn would like to discuss roles and responsibilities of the EDC at the next meeting. A. Marcellino suggested circulating the responsibilities of the EDC according to Connecticut General Statutes and Town Ordinances among the EDC members.
- **Business Activity:** S. Ferrigno noted that Deanston House will be hosting “Game Day Buffets” with parking and shuttle service to Gampel Pavilion. He suggested contacting UConn to see if similar arrangements could be made with other local restaurants.

- **Events**
- **Chamber of Commerce/Mansfield Business Professional Association (MBPA):** The MBPA held their first meeting on October 15<sup>th</sup>. Bonnie Kumiega with Updike Kelley and Spellacy is the new chair of the MBPA. The next meeting is scheduled for December 9<sup>th</sup> at 8:30 a.m. at the Mansfield Community Center.
- **Other**

Adjournment: S. Ferrigno adjourned the meeting at 6:43.

Respectfully Submitted,

Linda Painter, AICP  
Director of Planning and Development

**DRAFT MINUTES**

MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

Regular Meeting – Thursday, November 19, 2015

Council Chambers, Audrey P. Beck Municipal Building

Members Present: S. Ferrigno, J. McGuire, M. Hirschorn, K. Dorgan,

Staff Present: Matthew Hart, Town Manager; Linda Painter, Director of Planning

S. Ferrigno called the meeting to order at 5:34 p.m.

Public Comment: No public comment was received.

Approval of Minutes: Tabled until December 17, 2015.

Old Business:

**1. 2015 Work Plan:**

- *Permitting Guidebook.* Painter updated the Commission on the permitting guide. Members questioned whether it could include some type of checklist related to various code requirements. Painter noted that it would not be possible to list every potential requirement, but the guide will include information on where to find various codes and regulations. Dorgan suggested working with the state publish building codes on-line to reduce purchase costs. As this may be a complex issue, the Commission identified a potential intermediate solution of purchasing a copy of the Building Code and having it available for public viewing at the Mansfield Public Library.
- *Agriculture.* Finally the commission talked about holding a joint meeting with the Agriculture Committee in the upcoming year to review economic development in the agricultural sector.
- *Business Recognition.* Members suggested that the Commission could assist in recognizing local businesses that have achieved a milestone or received an award by drafting a press release and sending it to local publications, posting on Facebook, etc. Staff will reach out to businesses to see if they have any events or awards that could be recognized.

Staff will also reach out to Connecticut Magazine to determine how they curate the “Best of” lists.

- *Technology Park.* Members discussed how the Town could encourage new high tech businesses to locate in Mansfield. As an initial step, staff will reach out to UConn to see if there are any businesses needed to support new tenants in the Tech Park. Dorgan suggested working with UConn to see what other

communities are doing; visiting places such as Harvard, MIT, Yale; sponsoring focus groups with innovators on campus and identifying angel investors as potential longer term, larger strategies.

New Business:

1. **EDC Roles and Responsibilities:** Hart discussed reappointment of members; he will be contacting current members to see if they are interested in reappointment. In terms of roles and responsibilities, Hart noted that one of the primary responsibilities of the Commission is to provide feedback to staff and other town committees/commissions on various initiatives.

Reports:

- **Staff Updates** Painter noted the staff report that was distributed.
- **Chamber of Commerce/Mansfield Business Professional Association (MBPA):** The next meeting of the MBPA will be held on December 9, 2015 at 8:30 a.m.
- **Other:** The commission discussed appointing liaisons to other business organizations such as the Mansfield Downtown Partnership and the local Chambers of Commerce.

It was noted that the next meeting on December 17, 2015 would be a short meeting and that it would adjourn to Dog Lane Café for a Holiday Celebration.

Adjournment: S. Ferrigno adjourned the meeting at 6:53 p.m.

Respectfully Submitted,

Linda Painter, AICP  
Director of Planning and Development



# Town of Mansfield

## Department of Planning and Development

Date: 12/17/2015  
To: Economic Development Commission  
From: Linda M. Painter, AICP, Director of Planning and Development  
Subject: Monthly Update

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### Staff Update

- *Connecticut Magazine* – Town Staff contacted *Connecticut Magazine* in response to EDC's questions on the nominating process for "Best of Connecticut" lists. According to staff at *Connecticut Magazine*, their staff seeks out different locations but also accept suggestions from readers. All of the final determinations come from the staff. They are happy to receive any suggestions.
- *Brew Pub* – The PZC's Regulatory Review Committee has received and reviewed the Brew Pub memorandum sent by the EDC. After discussion, Committee members requested that staff work on regulation amendments to allow brew pubs not only with restaurants but also include microbreweries that do not serve food.
- *Guidebook* – We continue to work on updating the permitting guidebook. After the discussion at the last meeting regarding accessibility of building codes, staff has learned that the codes are available for viewing on the state website but cannot be downloaded or printed. We have also contacted the Town Librarian to request that purchasing a reference set for the library be included in next year's budget.
- *Website Revisions* – The Mansfield Business and the Economic Development Commission pages on the Town website are being revised. At this time, new content is being drafted and reviewed by Town Staff.
- *Business Recognition* – Staff is continuing to work on local business recognition projects, including meeting with the Adventure Park at Storrs to develop a press release/article on their activities since opening and developing a business welcome packet.

### CT Green Bank – Solar Financing for Commercial Properties

The Connecticut Green Bank uses public and private funds to increase clean energy opportunities in the State. According to Green Bank, their goals are:

- Attracting and deploying private capital to finance the clean energy goals of Connecticut
- Developing and implementing strategies that bring down the cost of clean energy in order to make it more accessible and affordable to consumers
- Reducing the market's reliance on grants, rebates, and other subsidies and moving it towards innovative low-cost financing of clean energy deployment

At this time Green Bank is offering a no money down opportunity for Mansfield businesses, nonprofits, and multifamily properties where owners can access the solar lease program. The Green Banks would build, own, and operate the solar system while on the property. Furthermore they will cover the maintenance, insurance, and warranty management services while the solar system is on the property. The Sustainability Committee will be hosting an information session in January and would like assistance reaching out to businesses, nonprofits and multi-family residential property owners.

### **Business Activity**

Please let us know if you are aware of any business openings/closings that we have missed in the following list.

- Bliss Boutique at Storrs Center (opened end of November)
- Dunkin Donuts at Storrs Center (opened last week)

The following businesses have filed trade name registrations with the Town Clerk:

- Resting Squirrel Therapeutic Massage
- Art of Home & Kitchen

### **Chamber of Commerce/Mansfield Business & Professional Association (MBPA)**

The MBPA will be holding its next meeting on January 13, 2016 at 8:00 a.m. in the Mansfield Community Center.