

DRAFT Minutes
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Special Meeting – Thursday, September 1, 2016
Conference Room C, Audrey P. Beck Municipal Building

Members Present: G. Thompson, B. Wiles, L. Watson, S. Ferrigno, A. Marcellino (ex-officio)

Staff Present: M. Hart, Town Manager; L. Painter, Director of Planning and Development

Ferrigno called the meeting to order at 5:35 p.m.

Public Comment: No public comment was received.

Approval of Minutes: No action was taken on the July meeting minutes due to lack of quorum

Old Business:

- A. *Agricultural Committee Collaboration-Update.* Painter updated members on coordination activities between the EDC and Agriculture Committee with regard to business visitation and the upcoming farm to table event.
- B. *Town Branding/Marketing.* Hart discussed the concept of a marketing campaign to promote the town as a great place to live and do business. Expanding the focus to include quality of life could help promote home ownership and complement the work being done by the Council's Ad Hoc Committee on Rental Regulation and Enforcement. Members requested that representatives from CERC be invited to a future meeting to discuss what other communities have done with regard to this issue. Members suggested a special meeting be scheduled if needed given the importance of this project. It was also suggested that staff invite a representative from CivicLift, a company that focuses on community web-based solutions to a future meeting. Members also discussed the concept of a pairing a larger branding effort with the planned town website update.
- C. *Retaining Talent/CT Innovation Places.* Painter noted Senator Flexer's office has coordinated a regional application for a planning grant under the CTNext Innovation Places Program. CME, the planning/engineering firm moving to Storrs Center, will be the applicant. Professor Hadi Bozorgmanesh and other staff of the engineering department are assisting with preparation of the application. The application will focus on a "research quadrangle" including Mansfield, Tolland, Windham, Killingly/Danielson and Putnam.

New Business:

- A. *Proposed Moratorium on Multi-Family Housing Development.* Painter provided an overview of the proposed moratorium and noted that a public hearing is scheduled for Tuesday, September 6, 2016. Wiles questioned the potential impacts of the moratorium on the redevelopment of Four Corners and suggested that the Four Corners area should be exempted from the moratorium given the extensive effort to bring sewer/water infrastructure to the area and the desire to have mixed residential and commercial uses in that district. He noted that creation of a Special Design District for the Four Corners would provide the PZC with ultimate design control in terms of what is included in any SDD regulations. After discussion, the members present by consensus agreed that they would like to see the Four Corners area exempted from the moratorium and asked Painter to relay that suggestion to the PZC.

Ferrigno departed the meeting at 6:35 p.m.

- B. *Staffing for Economic Development Program.* Hart noted that he is exploring options to expand staffing for the economic development program. He will be preparing a report on the various alternatives under consideration for review by the EDC later this fall.

Adjournment: In the absence of the Chair and Vice Chair, Hart adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development