

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **OPPORTUNITY FOR PUBLIC COMMENT**
3. **APPROVAL OF MINUTES**
 - A. **December 12, 2019 Draft Minutes** 3 - 4
[12-12-2019 EDC Minutes - Draft](#)
 - B. **November 21, 2019 Draft Minutes** 5 - 6
[11-21-2019 EDC Minutes - Draft](#)
4. **PRESENTATIONS**
 - A. **Taste of Mansfield with Jiff Martin, UConn Associate Extension Educator**
5. **DISCUSSION ITEMS AT MEETING**

The following will be the focus of discussion for this meeting

 - A. **UConn Position on Sewer Connections-Review of Draft Memo to Town Council** 7 - 8
[Town Council 1-13-2020 Agenda Item Summary](#)
[Draft Memo to Town Council](#)
 - B. **Eagleville Green - Review of Draft Memo to Planning and Zoning Commission** 9
[Draft Memo to Planning Zoning Commission](#)
6. **OTHER BUSINESS**
 - A. **Member Updates**
 - Updates from Business Outreach and Opportunity Zone subcommittees
 - Update on potential new members
 - B. **Staff Updates**
 - C. **Business Updates (Openings/Closings)**
 - D. **Housing Updates**
 - J.E. Shepard (New wetlands application received; public hearing has not yet been scheduled)
 - Eagleville Green (public hearing scheduled for January 21,

2020 will be open and continued to a date to be determined)

7. COMMUNICATIONS

8. FUTURE MEETINGS

A. Upcoming Meeting Schedule

B. Future Meeting Topics

- **Subcommittee reports**

[January 2020 EDC Agenda Item Calendar](#)

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9. ADJOURNMENT

MINUTES (NOT YET APPROVED)

Members Present: D. Fecho, S. Ferrigno, M. Hirschorn

Members Absent: C. Chukwuogor, A. McPherson, L. Watson

Ex-Officio Members Absent: Ben Shaiken

Staff Present: C. van Zelm, L. Painter, E. Galbraith

1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:35 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

Quorum not met.

4. DISCUSSION ITEMS

A. Review of Draft Memo to Town Council

The communication to Town Council regarding UConn's letter on sewer connections was deferred, as there was no quorum.

B. PZC Referral: Eagleville Green Zoning Map Amendment and Site Plan Application (Mansfield Nonprofit Housing Development Corporation)

Mansfield Nonprofit Housing Development Corporation representative, Kathy Ward, gave a brief overview of the preliminary plans for the proposed Eagleville Green housing project on So Eagleville Rd. Ward also introduced Kathy Dorgan, the architect for the project.

Ward answered questions regarding the tax status of the proposed housing project, and confirmed that property tax obligations and exemptions are still to be determined based on final approval of the project. The intention of the developer is to submit the project under 8-30g, the Affordable Housing Land Use Appeals Act. As a requirement of 8-30g, at least 30percent of the units would be rented out under low to moderate-income guidelines. The rest of the units could be rented out at fair market value, creating a mix of affordable and fair market units. Those factors will determine the tax status of the property and how much property tax revenue the housing complex could generate for the town. Ward and Ferrigno explained that there would be some tax revenue from the property, but based on the aforementioned factors, the potential tax rate is still to be determined.

Zoning map amendment and site plan application materials were reviewed, including pictures of building design and placement, driveway cut and placement, parking, refuse stations, and facility management stations. The units would be a mix of 1, 2, and 3 bedroom units. Members asked about the potential impact on traffic on So Eagleville Rd and its nearby intersections with Maple Road and Separatist Road. Ward responded that the state has been asked for comment regarding the traffic pattern, as So Eagleville Rd is a state road.

The draft memo to the Planning and Zoning Commission regarding the Eagleville Green was deferred, as there was no quorum.

5. OTHER BUSINESS

A. Member Updates

Van Zelm read aloud a memo from Kathleen Patterson regarding the success of Small Business Saturday. The memo stated that 10 businesses participated in the rewards program sponsored by American Express. Feedback from business owners and EDC staff indicated a need to begin business outreach in June 2020 for next year's Small Business Saturday; agenda item calendar will be updated accordingly.

Ferrigno will continue to follow-up on soliciting for new EDC members.

B. Staff Updates

Van Zelm stated that she attended one of the CT Department of Economic and Community Development (DECD)'s monthly meetings on education and networking in Stamford.

C. Business Updates (Openings/Closings)

None.

E. Housing Updates

Painter stated that J.E. Shepard has withdrawn their application and plans to resubmit soon pending revised plans.

6. FUTURE MEETINGS

A. Next Meeting Date

Noted.

B. Agenda Items

Noted.

7. ADJOURNMENT

Ferrigno adjourned the meeting at 7:49 PM.

MINUTES (NOT YET APPROVED)

Members Present: D. Fecho, S. Ferrigno, M. Hirschorn, A. McPherson, L. Watson

Members Absent: C. Chukwuogor, D. Fecho

Ex-Officio Members: Ben Shaiken

Staff Present: C. van Zelm, L. Painter, E. Galbraith

1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:43 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

McPherson MOVED, Watson seconded, to approve the October 24, 2019 meeting minutes as presented. Motion PASSED unanimously.

4. DISCUSSION ITEMS

- A. FY20-21 Budget Priorities
 - Economic Development Staffing
 - Implementation of Positioning & Marketing Development
 - Taste of Mansfield

The EDC reviewed staff suggested budget priorities (passed out at the meeting). Ferrigno asked that a process be determined to measure how successful the Taste of Mansfield initiative is in meeting its mission to promote local food. McPherson suggested engaging local farmers to teach people how to do one of their skills i.e., canning. Van Zelm will follow-up on both suggestions.

- B. Small Business Saturday

Van Zelm reviewed the publicity for Small Business Saturday and who was participating. Ferrigno encouraged EDC members to visit local businesses. EDC members suggested banners and signage for 2020.

5. OTHER BUSINESS

A. Member Updates

Jessie Richard, offered her letter of resignation on November 21, 2019. Members discussed vacancies citing three open spots, and the need to elect a new secretary. Ferrigno reported that he contacted three community members and invited them to consider joining the EDC.

B. Staff Updates

Van Zelm reported that she and Painter attended the CT Department of Economic and Community Development Opportunity Zone Conference earlier in the month. A couple of developers expressed interest in the Mansfield Opportunity Zone; conversations will continue.

The EDC discussed a response to the October 17, 2019 letter from the University of Connecticut to interim Town Manager John Carrington re: sewer connections to the University for future development. The EDC agreed to draft a response to send to the Town Council in its role as an advisory commission to the Town Council.

C. EDC Agenda Item Calendar

The EDC reviewed the Agenda Item Calendar.

D. Business Updates (Openings/Closings)

Painter reported that Bruegger's Bagels and Jamba Juice closed. Members discussed this to be a top priority because of the frontage on Route 195/Storrs Road.

E. Housing Updates

Painter reported that the Mansfield Housing Authority is currently in the process of submitting applications to build an affordable housing apartment complex on a parcel close to the corner of Maple and South Eagleville Rd. Painter also reported that the J.E. Shepard application to build a large apartment complex at Four Corners is still in preliminary stages and that the public hearing continues to be delayed at the applicant's request.

F. Ferrigno MOVED, McPherson seconded, to add the 2020 meeting calendar as an agenda item. Motion PASSED unanimously. McPherson MOVED, Ferrigno seconded, to approve the 2020 meeting calendar with proposed revisions. Motion PASSED unanimously.

6. FUTURE MEETINGS

A. Next Meeting Date

B. Agenda Items

7. ADJOURNMENT

Ferrigno adjourned the meeting at 7:50 PM.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager
Date: January 13, 2020
Re: UConn Position on Sewer Connections

Subject Matter/Background

On October 17, 2019, UConn hand delivered a letter that established their position on sewer connections. UConn will continue to oppose any student housing development in Mansfield and requests that the Town does the same. UConn will not approve any requested sewer connections for high-density student housing developments under the July 1, 2017 Sewer Service Agreement.

Their position does not affect any sewer connections to Town owned sewer lines, for example the four corners project. It only affects properties that would have to connect to an UConn owned sewer line, for example any property on North Eagleville Road.

Attorney Review

The Town Attorney, Kevin Deneen, reviewed the letter on October 28, 2019 and made the following statement:

Pursuant to Section 4(a)(i), Mansfield has “the right and responsibility to approve any direct connections to the Mansfield Sewerage System.” UConn plays a role pursuant to Section 4(a)(ii)(1)(A) and (B) if “any End User proposing to make a direct connection from a Mansfield Facility to the UConn Sewerage System.” Under such a case, UConn has the right to approve such a direct connection to the UConn Sewerage System. Attorney Deneen is available tonight to answer any questions you may have on the letter.

Recommendation

None other than to listen to the Town Attorney’s interpretation and ask any clarifying questions.



Town of Mansfield
Economic Development Commission

DRAFT MEMO

To: Mansfield Town Council

CC: John Carrington, Interim Town Manager; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.; Linda Painter, Director of Planning and Development; Mansfield Planning and Zoning Commission

From: Steven Ferrigno, Chair

Date: January 16, 2020

Subject: October 17, 2019 Letter from Scott Jordan, University of Connecticut Executive Vice President for Administration and Chief Financial Officer

The Mansfield Economic Development Commission (EDC) is in receipt of the October 17, 2019 letter from University of Connecticut Executive Vice President for Administration and Chief Financial Officer Scott Jordan regarding the University's opposition to high-density student housing near campus. Given the potential implications to new development and investment in Mansfield, the EDC felt compelled to reiterate its support for sustainable development in areas designated for higher intensity residential and mixed-use development, particularly in the Four Corners and North Eagleville/King Hill Road areas.

- These areas have long been considered prime candidates for redevelopment as discussed in the 2015 Mansfield Tomorrow: Plan of Conservation and Development.
- Significant investments have been made to extend water and sewer service to the Four Corners area to support mixed-use development and facilitate revitalization of this blighted gateway to Mansfield and the University of Connecticut.
- Expanding housing types and options will support further commercial and business development associated with the University and its Technology Park. As private developers cannot prohibit students from living in housing, the vague terminology used in the University's letter could discourage all future housing development, not just that designed specifically to attract students. As both of these areas are located in the Opportunity Zone, it is important to encourage rather than discourage development.
- The areas are now zoned to allow for residential, commercial and mixed-use development. The EDC supported these changes in letters to the Planning and Zoning Commission on September 19, 2018, December 3, 2018, and March 1, 2019. These changes will contribute to more balanced, aesthetically appealing and economically sound developments.

Thank you for the opportunity to express our continued support for smart development that accommodates a variety of uses and income levels, and contributes to the tax base of Mansfield. We hope you can work with the University to find a solution to this issue that balances the needs of the University and those of the Town.

T:\Common Work\Economic-Development\ECONOMIC DEVELOPMENT
COMMISSION Correspondence 2019_Dec Town Council Letter re Development Sewer-REV.docx

Audrey P. Beck Building | 4 South Eagleville Road, Mansfield, CT 06268 | 860.429.3330 | mansfieldct.gov



Town of Mansfield
Economic Development Commission

DRAFT MEMO

To: Planning and Zoning Commission

CC: John Carrington, Interim Town Manager; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.; Linda Painter, Director of Planning and Development; Mansfield Town Council

From: Steven Ferrigno, Chair

Date: January 16, 2020

Subject: Eagleville Green

The Mansfield Economic Development Commission (EDC) has reviewed the Mansfield Nonprofit Housing Development Corporation's application for the Eagleville Green mixed-family residential project and wanted to submit a letter in favor of the project. After carefully reviewing the application and site plan we feel this project would be a valuable addition to our town and support the goals of the EDC for the following reasons:

- The location of the project is in conformity with the area. As a higher-density project, it has minimal impact on existing neighborhoods and actually abuts another apartment complex as well as Mansfield senior housing and the Mansfield Senior Center which also has a higher density than many of our more rural neighborhoods.
- It is located near Downtown Storrs and is connected to Downtown Storrs via sidewalks and a bus stop. This should facilitate access without the need for every resident to need a car. Focusing development near developed areas such as our Downtown maximizes the benefits of a downtown without necessitating additional car traffic.
- Eagleville Green adds diversity to our housing stock. One consistent issue we have seen with regard to our housing stock is there isn't enough diversity and that much of it is older or dated, or in need of renovation. This project provides diversity, not only with its mix of affordable and market-rate rents but also with its mix of unit sizes (one, two & three bedroom units).
- It continues to add and diversify our Grand List which the EDC sees as a major priority. While the majority of the Grand List is made up of taxes on single family residences, this project (while still residential) would help to spread the burden across a different property type.

Thank you for the opportunity to express our continued support for smart development that accommodates a variety of uses and income levels, and contributes to the tax base of Mansfield. We hope you are as excited about this project and its benefits for our town as we are.

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PZC Letter Eagleville Green.docx

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EDC Agenda Item Calendar

Updated January 2020

January 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

February 20, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.
- ❖ 2020-21 Budget Update

March 19, 2020

6:00 PM Conference Room B

- ❖ Overview of Town Council Presentation (scheduled for)
- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

April 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

May 21, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.

June 18, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

July 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

August 20, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.
- ❖ Prepare for Small Business Saturday

September 17, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

October 15, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

November 19, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.

December 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.