



APPROVED  
REGULAR MEETING MINUTES  
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

MANSFIELD TOWN HALL, 4 S. EAGLEVILLE ROAD, CONFERENCE ROOM B – MOVED TO TOWN COUNCIL CHAMBERS

THURSDAY, FEBRUARY 28, 2019 ■ 6:30 PM

MEMBERS PRESENT: D. Fecho, S. Ferrigno, M. Hirschorn, J. McGuire, L. Watson, B. Wiles  
EX-OFFICIO MEMBERS PRESENT: B. Shaiken (in at 6:57), P. Shapiro  
MEMBERS ABSENT: R. Beebe, C. Chukwuogor, G. Thompson,  
STAFF PRESENT: D. Kennedy, L. Painter, J. Woodmansee, C. van Zelm  
GUEST PRESENT: C. Hendricson, CERC

### CALL TO ORDER AND ROLL CALL

Due to the amount of people present for the meeting, the location was changed to Council Chambers. Chairman McGuire called the meeting to order at 6:38 p.m.

### OPPORTUNITY FOR PUBLIC TO COMMENT

There were no comments from the public.

### MINUTES

M. Hirschorn MOVED, S. Ferrigno seconded to approve the July 28, 2016, meeting Minutes as presented.  
MOTION PASSED UNANIMOUSLY.

S. Ferrigno MOVED, B. Wiles seconded to approve the March 14, 2018, sub-committee meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

D. Fecho MOVED, S. Ferrigno seconded to approve the January 24, 2019, meeting Minutes as presented.  
MOTION PASSED UNANIMOUSLY.

### DISCUSSION ITEMS

- **Interim Report on Opportunity Zone work with the Connecticut Economic Resource Center (CERC)**

C. Hendricson from CERC was present to give a brief overview of CERC's work regarding the Opportunity Zone designation. She provided an overview of the designation noting that 2019 will be a critical year as many of the incentives will lessen when the year ends. She noted that there are currently 72 zones in 27 CT towns and cities and that Mansfield is unique due to its rural character. C. Hendricson noted that the scope of work for CERC includes developer incentive analysis, discussions with key stakeholders, and a market feasibility analysis. She stated that part of CERC's work will include organizing events for investors. Commission members discussed potential venues for these events. Members also discussed the possibility of the Town providing incentives to investors in addition to those available through federal programs.

- **PZC proposed amendments to the Zoning Regulations**

L. Painter gave an update as to The J.E. Shepard Company's application which is currently pending before the Planning and Zoning Commission, noting that they had recently amended their application to increase the number of dwelling units per acre in the PB-3 zone (while not changing the number of beds allowed per acre), and increasing the maximum height of buildings to 4 if the building is located 200 ft from a public street. Members discussed the idea of text amendment applications from the EDC or the Town Council.

J. McGuire presented a draft letter in the packet directed to the PZC regarding P1357. Amendments to the letter were made and a typographical error in the same paragraph.

B. Wiles MOVED, L. Watson seconded, to approve the DRAFT letter from the EDC to the PZC Chair Goodwin regarding Mansfield zoning regulations that pertain to PZC file 1357 for development in the PB-3 Zone as modified during the meeting. MOTION PASSED UNANIMOUSLY.

It was agreed that J. McGuire would attend the March 4, 2019, meeting of the PZC and read the letter during the public hearing.

- **Business of the Year**

Members discussed nominations for Business of the Year with the Windham Chamber of Commerce. J. McGuire nominated Tony's Garage. Members discussed how Tony's Garage meets the criteria for nomination.

B. Wiles MOVED, M. Hirschorn seconded, to recommend Tony's Garage to the Windham Region Chamber of Commerce as Mansfield's Business of the Year as part of the Chamber's annual business meeting. MOTION PASSED UNANIMOUSLY.

- **2019-2020 Budget Requests**

L. Painter and C. van Zelm reviewed the budget for the current fiscal year and the proposed changes for the upcoming year. Those changes include an increase in the budget for the Downtown Partnership for part time administrative assistance, Taste of Mansfield funds, funds for Implementation of the Positioning & Marketing Development Plan, and funds for the Regional Economic Development Initiative.

Members requested to see the final Positioning & Marketing Plan from DKA and B. Wiles requested that the Commission make budget recommendations after review of the Plan.

## **OTHER BUSINESS FOR MEETING**

- **Establishment of task forces**

J. McGuire briefly discussed task forces, and will review further with the Commission at the next meeting.

### **Member Updates**

B. Wiles reported that he had attended a public hearing in Hartford with regard to municipal broadband. D. Kennedy gave a brief summary of his past experiences with this subject and an update on his efforts on this subject since becoming Town Manager. He noted that one challenge which exists in Mansfield is the distances and that fiber is delayed due to the rollout of 5G.

J. McGuire noted a recent article published in the *Daily Campus* regarding parking in Downtown Storrs which had been picked up by NBC CT. Staff and P. Shapiro discussed the errors in the reporting. It was noted that a second article is scheduled to be published. J. McGuire discussed smartphone technology for parking enforcement. C. van Zelm discussed the adjustments to parking time limits made in direct response to business complaints, instructions to LAZ regarding enforcement and noted that this matter will be included on the Downtown Partnership's next agenda.

- **Staff Updates**

None at this time.

- **Openings/Closings of Businesses/Housing Changes**

Members discussed that Hop Knot had opened in Four Corners and Francesca's is coming to the Spring Hill Inn. C. van Zelm reported that Tang is supposed to re-open in Downtown Storrs and Daddy's Noodles should open in the next couple of months.

## **FUTURE MEETINGS**

The next regular meeting is scheduled for Thursday, March 28, 2019, in Conference Room B at 6:30pm.

## **ADJOURNMENT**

S. Ferrigno MOVED, J. McGuire seconded, to adjourn at 8:18 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted:

Jillene B, Woodmansee  
Planning and Development Assistant