



TOWN OF ENFIELD

Economic Development Commission MINUTES May 16, 2019

A meeting of the Enfield Economic Development Commission was held on Thursday, May 16, 2019 at 7:00 p.m. in the Thompsonville Room at the Town Hall.

A. Call to Order

Nelson Tereso called the meeting to order at 7:00 p.m.

B. Roll Call

Present Commissioners: Kiran Majmudar, Gretchen Pfeifer-Hall, Richard Szewczak, Sandie Sergeant, Richard Stroiney, Marie Pyznar, Marilyn Cressotti

Also Present: Nelson Tereso

C. Approval of Minutes

April 18, 2019 minutes – Motion to approve

D. Report from Development Services

Nelson Tereso presented to the EDC a proposed conceptual plan of the transformation of Higgins Park, which is located behind the Enfield Town Hall. This project contemplates combining the existing Higgins Park property, which is currently being used as a softball field, with a portion of the adjoining former St. Adalbert Parish property. The newly created Higgins Park Green would consist of an open grassy area for recreation, a new playscape and/or splash park, a new community center which includes an outdoor pool, a bandshell, a dog park, and a walkable trail with fitness stations. The parish property would include the existing gymnasium and former convent. Nelson indicated that Town acquisition would be required to allow for access to Higgins Park from Alden Avenue while creating a new connection into the Thompsonville Village. The plan is for the gymnasium to be renovated while consolidating town departments into this area which would create additional redevelopment within Thompsonville Village.

Overall the commission liked the concept but there were some preliminary concerns. Marie Pyznar indicated her concerns regarding the loss of the softball field in the overall transformation of Higgin Park. Marilyn Cressotti also stressed



TOWN OF ENFIELD

the fact that there is a lack of basketball courts in Thompsonville and that some type of athletic area should be incorporated into the plan. Richard Szewczak and Gretchen Pfeifer-Hall recommended that the band shell be relocated towards the center of the park to allow for a much larger seating and viewing area. Nelson did mention that this is just the initial rendering and that there will be ample time for public input once a budget is formulated and design/planning begins. The EDC will eventually need to play a big role in advocating for this project and strategizing ways to raise the funding to make this project a reality.

Nelson also discussed the possibility of the Town hosting a town-wide Fundamentals of Economic Development Workshop which is provided by the CT Economic Resource Center. In order to make this event as productive and well attended as possible, the EDC felt that we should host the event after the summer vacation period is over. It was decided that we hold this event during our September 19th EDC Evening Meeting. Laurie Whitten will be notifying CERC to schedule the event as well as notifying all the town departments of this training session.

E. Liaison Reports

Gretchen Pfeifer-Hall stated that the conservation commission will establish a community garden behind Walgreens with grant money available for clearing and maintaining.

F. Old Business

- a. TOD (Transit Oriented Development) – Nelson Tereso provided a brief update on the proposed train platform and the proposed reconstruction of the South River Street Bridge and CT River Access Project.
- b. TIF (Tax Increment Financing) Update – Nelson Tereso provided an updated map of the proposed Historic Villages TIF area since the initial TIF area will not generate sufficient captured taxable assessment value of the life of the TIF. A preliminary plan of the Route 5 Commercial TIF Area was also presented. Kiran Majmudar recommended that we also look into other TIF areas in Town such as the Route 5 corridor as you approach East Windsor and the Shaker Road Industrial Corridor so that we can carefully evaluate all of these areas in order to make the most informative decision on which TIF district we will pursue next. Nelson indicated that he will do his best in providing the TIF captured revenues for the Route 5 corridors by the next meeting.



TOWN OF ENFIELD

G. New Business – keep EDC by-laws on the Agenda

H. Public Comment – Stephen Cogtella of 5 Main Street discussed his displeasure of the South River Bridge Reconstruction project and the impacts this project will have on his properties. He is quite adamant that the South River Street intersection with Main Street does not need to be realigned as part of the project. The proposed realignment of this intersection, since it is currently located within Amtrak ROW, will ultimately result in the state's acquisition of his property. Kiran mentioned to Stephen that this was not the right forum to relay his displeasure, but he appreciated the information that Stephen provided to the EDC. A resident of South River Street also spoke about the proposed TOD Project and did not understand why a TOD overlay zone was adopted by the town and that we are putting the cart in front of the horse. The EDC worked to explain to him that the revised zoning is in place as a planning tool which allows the flexibility to support transit supportive densities.

I. Adjournment

Motion to adjourn was approved at 8:02 p.m.