

ENFIELD ECONOMIC DEVELOPMENT COMMISSION  
**MINUTES**

Thursday, February 18, 2021 – 7:00 p.m.  
Virtual Meeting

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**Call to Order & Pledge of Allegiance**

Chairman Majmudar called the meeting to order at 7:02 PM.

**Roll Call**

Chairman Majmudar took the roll and present were Commissioners Kiran Majmudar, Gretchen Pfeifer-Hall, Richard Szewczak, Kelly Hemmeler, Phillip Kober, Marie Pyznar, Richard Stroiney and Mary Ann Turner. Absent were Commissioners Kelly Davis and Marilynn Cressotti.

Also present were Laurie Whitten, Director of Development Services; Nelson Tereso, Deputy Director of Economic & Community Development and Elizabeth Bouley, Recording Secretary.

**Approval of Minutes**

- a. January 21, 2021 – Regular Meeting

**Motion:** Commissioner Turner made a motion, seconded by Commissioner Pyznar, to approve the minutes of the January 21, 2021 Regular Meeting.

The motion passed with an 8-0-0 vote.

**Votes: 8-0-0**

**Report From Development Services**

Ms. Whitten stated that there will be a Mobile Mini Solutions on Freshwater and a re-zone for a future car wash. She stated that Chase Bank is under construction at 10 Hazard Avenue.

Ms. Whitten stated that the Capitol Region Council of Governments (CRCOG) traffic study will be starting. Mr. Tereso described the traffic impact study, which he stated will look at the mall and full buildout of the Enfield Square.

Ms. Whitten stated that Brooks Brothers had been sold to Simon Companies and Authentic Brands.

Ms. Whitten stated that Assistant Town Planner Savannah-Nicole Villalba had given her notice and Monday will be her last day.

Commissioner Turner asked about the zone change for the car wash on Elm Street. Ms. Whitten stated that it is a change of zone so they can apply for it, and there will be no access to the car wash from the main road. Commissioner Pfeifer-Hall asked where the wastewater will go since it will be close to Freshwater Brook. Commissioner Szewczak explained that they should have their own filtration system.

Mr. Tereso provided the Commission with an update on the Eversource properties, stating that they are ready to approach Eversource in March. He stated that this is not the property for the proposed train station, but it is riverfront property that they are looking to clean up.

Mr. Tereso stated that 33 North River is on the docket with the state for approval to submit to the National Park Services for national registered listing and it should be approved by May.

Mr. Tereso went over the two municipal grants he is applying for in order to obtain hazardous building material assessments at the Strand and Levitz properties. He explained that they do have the information from the Phase 1 assessment, and this recommends additional Phase 2 and Phase 3 assessments.

Mr. Tereso stated that he is working with the Connecticut Brownfield Initiative with UConn engineering students who assist communities in getting EPA grants.

Discussion took place regarding the RFP for the Lamagna Center and the Strand, and what type of development should occur based on the zoning regulations. Commissioner Szewczak stated that they should wait for a developer who is going to develop what they want to see at the Lamagna Center and the Strand rather than jumping at the first one. Commissioner Turner pointed out that the Town Attorney said anything goes and no one is to stifle any type of building. Mr. Tereso stated that the RFP should say up front what the town is willing to offer in terms of tax benefits.

### **Liaison Reports**

Commissioner Szewczak provided an update on the revision process for the Planning & Zoning Commission (PZC) regulations.

Commissioner Hemmeler stated that the train station is moving along and the Town Council will be starting the budget soon.

Commissioner Kober reported that the Conservation Commission talked mostly about the tree replacement program, and they are not sure where the funds are coming from yet.

Commissioner Turner requested an update on the gardens. Mr. Tereso described how the garden campaign will work and how much they expect to make.

### **Old Business**

EDC By-laws – Commissioner Turner asked if the Town Council had approved the change of resolution, to which Ms. Whitten replied that they approved a Public Hearing which will be held on March 1, 2021. Ms. Whitten provided an overview of the changes to the bylaws and stated that election of officers will take place at the March meeting.

### **Discussion Items**

Enfield Square Mall – Ms. Whitten stated that there is no real update and they are still working on selling the parcels. Commissioner Pyznar stated that Figaro's has sold.

### **Adjournment**

Commissioner Turner made a motion, seconded by Commissioner Pyznar, to adjourn.

The meeting adjourned at 7:51 p.m.