

Middlefield Economic Development Commission

Regular Meeting

January 3, 2013

Minutes

(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order. He noted there was a brief meeting on Nov. 1, 2012 attended by Chuck Kreitler, Cheryl Pizzo and Seb Aresco, and they decided to table the entire agenda. It had been suggested that they use the money in the budget for a Route 66 Traffic Flow.

Present for tonight's meeting is Chuck Kreitler, Seb Aresco, Cheryl Pizzo and Bill Warner.

2. Agenda (1:27)

Chuck Kreitler added the approval of the meeting dates for 2013, and as there are no minutes for November that will be removed.

3. Minutes (1:57)

September 6, 2012 meeting minutes.

A motion was made by Cheryl Pizzo to accept the minutes to the September 6, 2012 meeting as prepared. This motion was seconded and approved by all voting members.

4. Hubbard Street Property (2:26)

Chuck Kreitler reported there is nothing going on and there has been no activity there or on Route 66.

5. Meetings for 2013 (3:13)

Chuck Krietler noted there would be no meetings in July or August, but would reserve the right to call a special meeting.

6. Bill Warner (3:44)

Bill Warner provided information from the regional planning agency noting he reviewed what business potential there is for Middlefield, and went over this with the commission. Noted properties included Route 66, the parcel next to Zygo, the gunsight and the area by the Black bird as well as the Cooper Instrument area.

Board members reviewed maps and information, discussing various opportunities for businesses in those areas as well as quality of life issues that will increase property values. Commission members discussed the downtown area, possible restrictions of adult uses, as well as sidewalks to allow easy access from there to the park and library. It was suggested the restrictions of adult use should be brought up with P&Z with regard to the Plan of Conservation and Development review. It was noted they need to review the extension of the sewer lines along Route 66. The idea of offering other land such as the

Hubbard Street property to the church on the corner of Route 66 was noted as a way for the town to own and control a valuable piece of property on Route 66, along with bringing the sewer line up that far. It was recommended that the EDC come up with a strategy for development and then discuss with the WPCA extension of sewer lines.

A suggestion was made to include a "thank you for coming" phrase on the backside of the welcome to Middlefield sign. It was noted that Black Pond is also in Middlefield and should be looked at.

Bill Warner agreed to come up with plan ideas for the commission to review. Chuck Kreitler provided information on potential funding sources, Bill Warner suggested several uses including facade upgrade that STEAP grants could be used for.

Commission members discussed difficulties businesses have with P&Z, noting they can work with that commission to form specific goals which alleviates a lot of issues. Bill Warner will work on a proposal for P&Z with regard to the PCOD.

7. Meeting Schedule for 2013 (32:16)

Meetings were scheduled for the first Thursday of each month, with the exception of July and August. Chuck Kreitler noted if any members wished to bring up something at any time they could schedule special meetings.

A motion was made to approve the 2013 schedule; this motion was seconded and approved by all voting members.

8. Adjourn

A motion was made to adjourn; this motion was seconded and approved by all voting members.

Middlefield Economic Development Commission
Regular Meeting
March 7, 2013
Minutes
(Not approved at time of filing)

1. Call to order

Chuck Kreitler called the meeting to order. Present are Bill Warner and Chuck Kreitler. Cheryl Pizzo arrived shortly after Mr. Fink began his presentation. Seb Aresco arrived during the presentation as well.

2. Presentation (:44)

David Fink, policy director for Partnership for Strong Communities was invited to speak. It was noted that Middlefield has a supply of single family homes, but little demand, and a lack of rental properties and a demand for that.

Mr. Fink explained his position, noting they are a statewide housing policy organization providing research and education. He noted a program called Home Connecticut and the need to have younger families in town to provide support such as volunteer fire departments, teachers, coaches, etc. Mr. Fink noted Middlefield has an overabundance of single family homes and a lack of rental properties.

Mr. Fink noted a municipal incentive program that allows a town to draw an overlay zone in whatever location it wants to leave the existing zoning in place. He explained criteria for Middlefield is that they would need to do ten single family and six town house or duplex, or four single family homes, on an acre with septic, and 20 percent of the units would need to be affordable. If they apply by April 1, there is a planning grant available for \$20,000 from OPM. It was explained that to make the 20% of the units affordable for people at 80% of the area median income. He explained they would need a resolution from BOS as well as P&Z and apply by April 1.

Commission members noted how strong the market is for rental properties, noting how well Route 66 could be used in this way, and that property owners in that area are ready to sell.

It was stated the median income in Middlefield is \$85,976 and therefore 80% would be approximately \$70,000. It was that there is a law, 830G, that says if less than 10% of housing stock is affordable, it is possible for a developer to create affordable housing without the town's P&Z allowing it. It was explained that they can include in the regulations provisions for special permit to protect the town. Mr. Fink explained the benefits of having the town make these choices ahead of time.

It was noted the new regulations concerning Route 66 had to do only with commercial. Mr. Fink noted they do not have to rezone the area, just the one piece of property they can overlay.

In response to a comment, it was stated that the town could expect 0.04 school children for every one bedroom unit and 0.25 for every two bedroom unit. It was noted also that the school enrollment is decreasing currently. Mr. Fink noted there are communities with concerns about increasing school children.

A speaker stated he has done an 8-30 G project, and he explained the town would not allow a multi family condo project, and they worked with the town P&Z and they completed the project. This speaker stated there is a need for this in Middlefield and urged the town to apply for the funds and get the information.

It was said the town has exposure for this type of development whether they approve or not, due to 830G, and that sewers are required to make multi-family units work. Currently the only sewers systems are on Route 66 to an extent and at Lake Beseck.

Commission discussed if they wanted to encourage the BOS to move on this, as they will need to apply by April 1 to receive the funds, which are available with no strings attached.

Seb Aresco explained the Middlefield Housing Authority is planning to remove 24 units from SugarLoaf and building housing that could be sold, and they are looking to the state for funds. He suggested that they be invited to update the EDC.

Marty Smith encouraged the commission to request those funds and look at the situation, allowing the town to be pro active in this situation rather than have a developer use the 830G regulations, leaving the town with less control.

It was noted again that to comply with making units affordable, in Middlefield that means those with an income of \$70,000 - which is not at a level with section 8.

Seb Aresco noted concerns about sewer lines being extended.

In response to a question, it was stated the only place they suitable for this type of project is along Route 66, in various sections. Commission members agreed they need to get the community involved and allowed to provide input.

Commissions discussed the potential for an increase in children in the school system- it was stated that statistically not going to be significant.

Seb Aresco suggested they get public input before recommending to apply for the grant. It was suggested to get the funding and gather facts first to provide to the public. It was agreed the commission would recommend to Jon Brayshaw

A motion was made by Cheryl Pizzo to recommend to Jon Brayshaw to apply for this grant. This motion was seconded and approved by all voting members.

3. Agenda

A motion was made to approve the agenda; this motion was seconded and approved by all voting members.

4. Minutes

A motion was made to approve the minutes to the January 3, 2013 meeting as filed; this motion was seconded by all voting members.

5. Hubbard Street- Route 66

Chuck Kreiter reported that Jon Brayshaw is not aware of any activity in those areas. He noted there is a tour of the Powder Ridge facility being planned, and another is being suggested.

6. Adjourn

A motion was made to adjourn; this motion was seconded and approved by all voting members.

**Middlefield Economic Development Commission
Regular Meeting May 2, 2013
Minutes
(Not approved at time of filing)**

Call to order

Chuck Kreitler called the meeting to order. Present are Cheryl Pizzo and Chuck Kreitler.

Durham EDC

Alana Adams with the EDC in Durham presented the brochure sample they are considering for Durham and suggested it be done for Durham and Middlefield. She noted they are trying to do this at no cost to the businesses and the Durham EDC has committed their budget to this project. These brochures would be placed not only in town but in other visitor areas such as the rest stops on Route 95. She noted it cost \$1,200 to print 1,000 copies and \$1,600 for 2,000, but they have only received one quote so far. This information will also be included on their town website. The benefits of getting people to know about the communities, the services and goods they offer, were discussed. Members discussed the need to assist new businesses in getting started in town and helping get through the other commission processes in town. Alana Adams explained how they collected the information regarding the business. Members noted the number of restaurants, horse farms, agricultural farms, artists, etc.

Adjourn

The meeting was adjourned