

**ECONOMIC DEVELOPMENT COMMISSION
MEETING NOTICE**

TO: Economic Development Commission Members &
Interested parties.

FROM: Office of Community & Economic Development

DATE: July 8, 2010

TIME: 8:00 a.m.

LOCATION: 2nd Floor Conference Room, Old Town Hall.

Please be advised that the Economic Development Commission will conduct a regularly scheduled meeting on Thursday, July 08, 2010 beginning at 8:00 a.m., in the 2nd Floor Conference Room of the Old Town Hall Building located at 611 Old Post Road.

Please contact our office at 256-3120 to let us know if you will or will not be able to attend.

Thank you.

cc: Board of Selectman

Town of Fairfield
Office of Community & Economic Development
Minutes of Economic Development Commission Meeting

May 13, 2010

The Economic Development Commission of the Town of Fairfield held a meeting on May 13, 2010 at 8:00 a.m. in the Old Town Hall Conference Room.

MEMBERS PRESENT: Peter Penczer, Chairman; Sally Ward; Maureen Abrahamson; Abbas Nadim; Chris LaSala; Bruce Manasevit

ALSO PRESENT: Mark Barnhart, Director of Community and Economic Development; Ross Ogden, Abbey Road Partners; Don Peterson; Richard LoPresti, UI

CALL TO ORDER: The meeting was called to order at 8:05 a.m.

Minutes

The minutes of March 4 and April 8, 2010 were approved.

5545 Park Avenue

Mr. Barnhart said that several options are on the table regarding the development of this property. He asked for comments on the project from the commissioners. Mr. LaSala said he was disturbed by the lack of concern for the opinions of the residents in that area. Dr. Nadim asked if it would be necessary to change the zoning from 'residential' in order to accommodate the buildings and use. Mr. Barnhart said this would be necessary. Mr. Penczer noted that the town, in fact, does not want more residential development. No action was taken.

CDBG/Consolidated Plan

Mr. Barnhart said the details of PY 36 are available through his office.

Commerce Drive Planning Study

Mr. Barnhart said the P & Z would meet with David Kooris of the RPA on May 18, 2010. Mr. Barnhart said he would notify the commissioners as to when the public hearing will be held.

Train Station Project

Mr. Barnhart said there has been agreement between the state and Black Rock Realty regarding the public portion of the project. Bids on the work are due June 2, 2010. He said work on the major intersection on Black Rock Turnpike is starting now. The expected completion date is June 2011. Mr. Barnhart said all the agreements are available on the town web site for viewing. The station could be open earlier. Ms. Abramson asked how the parties finally reached agreement. Mr. Barnhart said there was negotiation over 6 months between TD Bank and Black Rock Realty. Dr. Nadim asked if Fairfield is prohibited from asking for an AMTRAK stop at the new station. Mr. Barnhart responded that there was never any intention to take business from Bridgeport. Mr. Manasevit asked if there have been discussions regarding allocating of parking spaces. Mr.

Barnhart said there are no firm guidelines yet. He said the state would own and operate the station.

Other Business

Mr. Barnhart said work is progressing at the Handy and Harmon site. The current list of tenants includes Whole Foods and CVS. Commercial realtors list the balance of the retail space.

Mr. Penczer asked if Mr. Barnhart knew whether Infinity was moving to Commerce Drive. Mr. Barnhart said he has no definitive word on this. He did say he is working with the Blighted Property Committee and through this process 65 Commerce Drive has been torn down and there has been some clean up at 365 Kings Highway.

Dr. Nadim asked if the town has a process for monitoring environmental damage from commercial usage. Mr. Penczer said the state regularly monitors such concerns. Mr. Barnhart said the town's Conservation Department is the local watchdog.

Mr. LoPresti said UI is available to work with companies on energy conservation. Mr. Barnhart said UI contributed one third of the cost of the Commerce Drive Planning Study.

Ms. Abramson asked if the traffic congestion on Black Rock Turnpike and Downtown was still being studied. She would like to see it still on someone's agenda.

The meeting adjourned at 9:45 a.m.

The next meeting is June 10, 2010.

Respectfully submitted:

Gretchen Goethner

ECONOMIC DEVELOPMENT COMMISSION
July 8, 2010
Old Town Hall Conference Room

1. Call to order
2. Approval of Minutes of May 13, 2010 Meeting
3. CDBG/Consolidated Plan Update
4. Commerce Drive Planning Study
5. Train Station Project
6. Other Business
7. Adjournment