

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

November 4, 2010

The Economic Development Commission of the Town of Fairfield held a meeting on November 4, 2010 at 8:00 a.m. in the Old Town Hall Conference Room.

**MEMBERS PRESENT:** Peter Penczer, Chairman; Sally Ward;

**ALSO PRESENT:** Mark Barnhart, Director of Community and Economic Development; Sally Parker

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

***Minutes***

Approval of the minutes of the October 14 meeting was postponed, due to lack of a quorum.

***Meeting Format***

Mr. Penczer said he had received a request to have the meetings conducted in a more formal manner. There was also a suggestion that the EDC engage with other town boards and commissions to determine how best to serve and promote the economic development of the community.

He suggested that in the future, a trial of the following format would be used:

- Invited presenters or experts will be first on the agenda.
  1. A presentation will be made
  2. The commissioners will ask questions or comment
  3. Members of the public will ask questions or comment
- Mr. Barnhart will offer a summary of recent developments.

Mr. Barnhart said future speakers might include Mike Zembruski, recycling; P & Z staff member or David Kooris of RPA; representative of the Parks & Recreation Department.

Mr. Barnhart invited comments as to how to structure the meetings to enable greater discussion.

Mr. Peterson expressed the desire to have copies of handouts available to the public before the meeting. Mr. Penczer said that an e-mail list for the public could be developed.

Mr. Barnhart said that in the future, he would like to develop a newsletter for interested parties.

Ms. Parker said she encourages the commission to retain its seating arrangement. She said this aids in conversational exchange.

### **5545 Park Avenue**

Mr. Barnhart said this application was denied although it was supported by the EDC. He said it could be a procedural matter: that the property should have a zone change. He also said the developer needed to clarify the exact use of the property. Mr. Barnhart said an application for development is to come soon for the Plant Factory site on Black Rock Turnpike.

### **Commerce Drive Planning Study**

Mr. Barnhart distributed copies of the revisions to the regulations. RPA will integrate them into the draft proposal before the public hearing. He suggested that the EDC discuss this at the December meeting

### **Train Station Project**

Mr. Barnhart said he is accumulating a photo archive of the work on the project to present to interested groups. He will bring it to the December meeting. The contractor has prepared an area of parking for construction equipment and employees. This will eliminate the need to wash all vehicles leaving the site in order to remove contaminants.

Blasting should be finished by Thanksgiving. Sanitary sewers are being installed and tidal ponds have been completed. This is part of the storm water treatment plan.

Mr. Barnhart said there have been inspections by the Inland Wetland Commission and the state DEP and all reports have been favorable. He said the developer has attended weekly meetings and it is hoped will have concourse plans ready by February. This would enable footings to be incorporated in the ongoing work and eliminate the need to disturb the liner at a later date.

### **Other Business**

Ms. Ward asked about the progress at the Whole Foods site. Mr. Barnhart said work has started on their building and CVS recently took out a building permit. She also asked about future of the property across the street. Mr. Barnhart said there is not much usable space there and that it would need considerable remediation.

Mr. Barnhart said a meeting is scheduled soon between the DEP and INCO to see if it can be agreed that the clean-up of Mill River can be accomplished in a continuous work schedule rather than adhere to the use of black out periods. Dick Saxl and Tom Steinke will represent the town.

Ms. Ward asked if there was any progress on a traffic plan for the holidays in downtown. She strongly suggested the use of police to direct traffic at the Post Road and Unquowa Road, Reef Road and Miller Street. Mr. Barnhart said he would pass this suggestion to the police department.

Ms. Parker said she found the trucks going down Reef Road to the transfer station were a particular problem.

Mr. Barnhart distributed the 4<sup>th</sup> quarter vacancy rate listing.

The meeting adjourned at 8:50 a.m.

The next meeting is December 9, 2010.

Respectfully submitted:

Gretchen Goethner