

**Town of Fairfield**  
**Office of Community & Economic Development**  
**Minutes of Economic Development Commission Meeting**  
**April 8, 2010**

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

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

**ALSO PRESENT:** Mark Barnhart, Director of Community and Economic Development; Ross Ogden, Abbey Road Partners; Don Peterson; Andy Brophy, Fairfield Patch; Attorney Raymond Rizzio, Quatrella & Rizzio

**CALL TO ORDER:** The meeting was called to order at 8:09 a.m.

***Minutes***

Due to lack of a quorum, approval of the minutes of the March 4, 2010 meeting was deferred.

***5545 Park Avenue***

Attorney Ray Rizzio presented plans for a proposed medical office/ambulatory surgical center at 5545 Park Avenue. The property is approximately three acres in size and is presently zoned for residential use. No residential properties abut the subject property, and it affords easy access to and from the Merritt Parkway. Mr. Rizzio stated that the applicants intend to demolish the existing single family residence and construct a 14,000sf ambulatory surgical center or alternatively, a slightly larger 25,000sf medical office building, for which they have both received separate approvals from the Inland Wetlands Commission. Mr. Rizzio indicated that either scenario would likely involve a zone change application for which he was seeking the Commission's support. He noted that the applicants are the owners of the former Golf Digest Building in Trumbull, which they had purchased and converted to medical office use, which yields approximately \$100,000 per annum in tax revenue to the Town of Trumbull. In response to a question, Mr. Rizzio estimated that the proposed development at 5545 Park Avenue represented a \$7 million investment in the Town of Fairfield. Mr. Rizzio offered to come to a future meeting of the Commission once further details are known. No action was taken on this item.

### ***Train Station Project***

Mr. Barnhart noted that construction of the platforms, vehicular bridge and other station-related improvements are continuing on schedule. Mr. Barnhart advised that the Town was working to complete design plans and bid specifications for the remaining infrastructure items (e.g. the access road, the commuter parking lot, the drainage system and associated environmental remediation work), with a goal of completing this work and opening the new station by the end of next year. Mr. Barnhart noted that funding for this work was expected to come from both public and private sources including the \$19.4 million appropriation from the State. Mr. Barnhart noted that the Town was expecting to commence work on off-site roadway and intersection improvements shortly, pursuant to its State Traffic Commission obligations. He noted that this work was also expected to be completed by the end of next year.

### ***Commerce Drive Planning Study***

Mr. Barnhart stated that TPZ staff has been working with David Kooris of the Regional Plan Association to develop draft regulations for the Commission's review. He indicated that staff was attempting to schedule a meeting with Mr. Kooris and the full Commission, and that he would keep the EDC members posted.

### ***Other Business***

Mr. Penczer asked for a status report on the Exide property. Mr. Barnhart stated that it will be some time before the property is available for redevelopment. He noted that the owner was still awaiting guidance from CTDEP as to whether they will need to adhere to black-out periods in order to perform dredging work in the Mill River. The current work restrictions would limit dredging activities to the winter months, which would mean that remedial work will take several; years to complete. Once CTDEP provides guidance on this threshold question, the owner must still develop a remedial action work plan for the CTDEP's review and approval. Mr. Barnhart noted that there would be an opportunity for the public to comment on the clean-up plan prior to CTDEP action.

The meeting adjourned at 9:04 a.m.

The next meeting is May 13, 2010

Respectfully submitted:

Mark Barnhart