

**Town of Fairfield**

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

May 10, 2012

The Economic Development Commission of the Town of Fairfield held a meeting on May 10, 2012 at 8:00 a.m. in the Old Town Hall Conference Room.

**MEMBERS PRESENT:** Peter Penczer, Chairman; Brian Silvestro; Abbas Nadim; Maureen Abrahamson; Chris LaSala; Don Peterson

**ALSO PRESENT:** Mark Barnhart, Director of Community and Economic Development; Atty. John Fallon; Ron Bianchi, St. Vincent's; Michael Canniff, St. Vincent's

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

**Distributions:**

**Minutes:** The minutes of April 12, 2012 were approved.

***Proposed Medical Office Building***

Mr. Fallon, Mr. Bianchi and Mr. Canniff presented the plans for the proposed St. Vincent's Medical Office Building at 5545 Park Avenue. A zone change application is pending before the P & Z. The facility would be at an interchange with the Merritt Parkway and would serve Fairfield, Easton, Trumbull and Bridgeport residents. At 25,000 sq. ft. the building would house physician offices of practices currently associated with the hospital. The presenters stressed that there would be no emergency facilities included. Dr. Nadim asked about the sustainability aspects that would be included in the building. Mr. Canniff said it was too early in the planning stage to predict the specific elements that would be practical to include. Dr. Nadim asked if there would be reuse of gray water. Mr. Canniff said this may not be feasible but that rain run-off would be captured and reused. Mr. Fallon recognized the interest in green technology but said this facility would be too small to make practical use of some of the current techniques. Mr. Peterson asked if the property would be on the town's grand list. Mr. Fallon said it would. Mr. LaSala asked about the current zoning of the lot. Mr. Fallon said it was R-3, which would allow for one residence. It can, however, be used for special exception projects such as a nursing home or affordable housing. Mr. Barnhart said that 50-75 well paying jobs would come with this type of development. It is not clear as to how many of these would be "new" positions. He asked about the timetable for completion of the building, should it be approved. Mr. Fallon said no contracts have been awarded yet but he sees completion in about 2 years. Mr. Bianchi stressed that with health care reform there would be many more individuals seeking the kind of services provided by this facility.

In discussion, the commissioners questioned other possible uses of the property. Mr. Silvestro said the property owners have choices under the 'special exceptions' regulations. Dr. Nadim asked if additional pollution would be created in the areas of medical waste and traffic. Ms. Abrahamson said that as a town and Commission we are interested in promoting sustainability and that this should be a major consideration regarding this building. Mr. Barnhart said that he would investigate the additional tax revenue that would be engendered by this project.

The commissioners agreed to support the project with qualifications. Mr. LaSala moved that EDC support the project dependent on its addition of funds to the grand list and the desire of the Commission to assure that it encompass sustainable building methods. The motion was approved, with one abstention.

*Marketing Fairfield*

Mr. Barnhart asked the commissioners to submit any further comments about the video to him immediately.

The meeting adjourned at 9:05 a.m.

The next meeting will be on June 14, 2012.

Respectfully submitted:

Gretchen Goethner