

Brookfield Economic Development Commission Regular Meeting

MINUTES

Tuesday, June 18, 2019 7:00 PM

Brookfield Town Hall, Conference Room 209

1. CALL THE MEETING TO ORDER- Chairman J. Fisher called the meeting to order at 7:00 p.m.  
**Present:** Chairman J. Fisher, Vice Chair G. Dembowski, Commissioner P. Gerardi, Commissioner R. Reynolds, and Commissioner D. Matte

**Absent:** Commissioner M. Butow

**Also Present:** D. Ferraro, Community Development Specialist; A. Kennedy, Recording Secretary; Betsy McIlvaine, Chair, Brookfield Commission on Aging

2. APPROVAL OF LAST MEETING MINUTES  
**Vice Chairman G. Dembowski made a motion to approve the minutes from 5/21/19. D. Matte seconded the motion. A. Walp and M. Butow abstained. The motion carried 4-0-2.**
3. PUBLIC COMMENT
4. NEW BUSINESS
5. Library Discussion

*Christina Cumberton, Chair, Library Commission, was present.*

*Betsy McIlvaine, Library Commission, was present.*

B. McIlvaine said C. Cumberton has been the Chair of the Library Commission, which is a sub-committee of the Library Board whose task is to find a location for a new library for recommendation to the Library Board. C. Cumberton discussed the Library Commission's options for a new library location. She discussed some of the pros and cons of the different locations. She said they will reach out to the public once they have an update.

Vice Chairman G. Dembowski explained meeting and working with the different Town Boards and Commissions is part of the EDC's strategic plan. Chairman J. Fisher said he would love to see the library in the Four Corners. C. Cumberton discussed the issues they have run into when looking into that location previously. Chairman J. Fisher asked about the Center School location and if it's suitable for the library. C. Cumberton said they heard there may be an ad-hoc committee to look into the Center School location and she has requested to be on that committee. Chairman J. Fisher discussed the public's view on the cost of the new library. The Commission members gave their opinions on what they thought the public's concerns were regarding the new library, including location and cost.

Vice Chairman G. Dembowski said the next obstacle will be deciding which project should come first between the library and the police station. He asked C. Cumberton if there is anything the

EDC can do to better represent the library, and asked for updates on the library to share on the EDC website and help the EDC promote Brookfield. Chairman J. Fisher suggested they come back to an EDC meeting in 6 months to a year with any updates. B. McIvaine said the EDC should nominate one of their members to join the ad-hoc committee looking into the Center School location for the library.

## 6. OLD BUSINESS

- a. 2019 Budget Update- D. Ferraro said there is \$409.29 left in budget, which will go towards new name tags and lunch with Defeo Manufacturing. She said she is working with the Police Department to utilize their account with Staples to get the name tags. She said the lunch with Defeo Manufacturing is to be scheduled in the next two weeks. D. Ferraro explained the purpose for the lunch is for the EDC to help them address concerns they have about expansion, new location, etc. She will try to schedule the lunch on either Tuesday, Wednesday or Friday of next week.
- b. Community Specialist Update -D. Ferraro said the Foundation Rx grand opening went well. They had vendors giving away free items, selling merchandise, included other strip mall shops, music, food, etc. D. Ferraro discussed Greenway Expansion Project. She said they signed a design review contract with Freeman, and they will be putting out survey flags in the next couple of days. She said they are waiting on an environmental assessment from the State before they can move forward with construction. Vice Chairman G. Dembowski said this project is being done with State money, not Town money. He said it will go out to public bid, and R. Tedesco may do some work but not the full construction. He said there is no guarantee it will happen by the fall, due to wetlands issues, right of way issues, etc. D. Ferraro asked for block party comments. P. Girardi said it was about 1,000 visitors, there was a pretty steady flow throughout the day, surveys are starting to come back in, and initial feedback has been positive. Chairman J. Fisher asked if it made sense for EDC to be present at the block party in the future, because he was there and didn't really speak to many people. He thought it might make more sense for the EDC to make a donation to the event instead of having a table. D. Ferraro discussed the upcoming farmers market. She also asked the Commission members to think about and discuss what are they personally doing to help the EDC and what are the resources they can give to the EDC. She discussed Brookfield looking into hotels and/or bed & breakfast businesses. The Commission discussed the lack of hotels and B&B's in Brookfield, despite the wedding destination industry present in Town. The Commission discussed researching tax incentives for hotel industry. They talked about the Newbury Inn and Vice Chairman G. Dembowski suggested the EDC visiting that business and also talking to some of the larger businesses in Town to see what hotel they send their employees to and why. Chairman J. Fisher (and M. Butow) will set up a meeting with Paul Scalzo to discuss this industry.
- c. Streetscape Update- Vice Chairman G. Dembowski said Phase Two is under construction and should be done in 3-4 months. He said he made a presentation on Phases 3 & 4 to the Zoning Commission. He spoke to the Zoning Commission members and he believes it will pass. Chairman G. Dembowski discussed the updates on Phase 4. Chairman J. Fisher discussed a conversation he had at the Zoning Commission meeting with Alan

Rothman, and a mistake he made during that conversation. He also discussed how to tweak regulations to work with developers.

- d. Strategic Goals and Action Plan Update- Vice Chairman G. Dembowski discussed the EDC's Action Plan #3, town demographics/trends. The Commission talked about having a roundtable discussion regarding demographics, inviting Ellen Melville, and the Town Clerk's office. Vice Chairman G. Dembowski noted he will be out of town during the next meeting.

7. ADJOURN

**Vice Chairman G. Dembowski made a motion to adjourn at 8:34 p.m. A. Walp seconded the motion and it carried unanimously.**