

**DRAFT MINUTES**  
**BROOKFIELD ECONOMIC DEVELOPMENT COMMISSION MEETING**  
**TUESDAY, September 19, 2017 Room 209**  
**7:00 PM**

1. **Convene Meeting:** Chair Hal Kurfehs called the meeting to order at 7:05 PM.  
**Present:** Chair Hal Kurfehs; Vice Chair Greg Dembowski; Commissioner Jim Fisher; Secretary Dave Matte; Commissioner Carmine Rositano  
**Also Present:** Harry Shaker  
**Absent:** Commissioner Paul LaTerra; Commissioner Miranda Hora; Economic & Community Development Manager Betsy Paynter; Recording Secretary Emily Cole Prescott
2. **Approval of Meeting Minutes (08/15/17):** This item will be tabled until the next meeting.
3. **EDC Budget – Actual vs. Plan:** This item is tabled until the next meeting.
4. **Update: Brookfield Town Center:** Vice Chair Dembowski stated that construction is moving along, with phase one target deadline of early- to mid-November. Eversource is currently in the process of moving the utility poles, although work had been slightly delayed because of hurricane relief efforts in Florida. Several contracts are underway to move the utilities. There was a meeting held last night with the Four Corners Business Association, which is a 501c(3) organization that meets regularly. Vice Chair Dembowski and Economic & Community Development Manager Paynter regularly attend these meetings. There is a membership fee, which will be used to plan future events.

Phase two connects phase one to the Still River Greenway. Freeman Companies has been awarded the bid for phase two, which includes two pedestrian sidewalks. Extension of the sidewalk to include the restaurant toward the north has been submitted. Vice Chair Dembowski mentioned that the developer plans to have the certificate of occupancy for building four by October. Space for lease at Brookfield Village is quickly filling. *At 7:15 PM, Commissioner Rositano entered the meeting room.*

5. **Economic & Community Development Manager's Update:** B. Paynter was not able to attend this evening's meeting. Vice Chair Dembowski distributed the following information from B. Paynter:
  - Advertisement from *The News Times* for apartment rentals
  - Fact Sheet (previously revised, and available on the website)
  - List of top ten taxpayers for real estate, personal property and combined
  - Updated CERC Study
  - Best of Brookfield: Wednesday, October 18 from 4:30 to 7:30 PM
  - Zoning Regulation Rewrite: Working Draft of Zoning Regulations

Vice Chair Dembowski reviewed the process whereby the Ad Hoc Committee has reviewed and suggested revisions to the current Zoning Regulations, working with

Milone and MacBroom for this revision process. Once the ad hoc committee's process is complete, the document will be sent to at least one public hearing.

6. Update on Website Functioning & Newsletter Contact List: No discussion.
7. Other Discussion
  - *News Times* articles sent by Chair Kurfehs: Chair Kurfehs mentioned the articles he had written and sent to the Commission.
  - The Commission briefly reviewed the State's budgetary concerns.
8. Adjournment: **Commissioner Fisher made a motion to adjourn the meeting at 8:03 PM. Secretary Matte seconded the motion, and it carried unanimously.**

Next regularly scheduled Economic Development Commission meeting: 10/17/17