

DRAFT MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting
September 24, 2015
Council Chambers, Audrey P. Beck Municipal Building

Members Present: R. Beebe, K. Dorgan, D. Fecho, S. Ferrigno, K. Kazerounian, S. Kegler (ex officio), J. McGuire, A. Marcellino (ex officio) G. Thompson

Staff Present: Matt Hart, Town Manager

Call to Order/Roll Call: Chairman Ferrigno called the meeting to order at 5:35 PM.

Public Comment: No public comment was received.

Approval of Minutes: J. McGuire MOVED and G. Thompson seconded to approve the minutes of June 25, 2015. The motion passed 4-0-1 (Fecho and Kazerounian arrived following approval of the minutes).

Old Business

1. **2015 Work Plan** –J. McGuire made a motion, seconded by G. Thompson, to table this item until October. The motion passed unanimously.

New Business

1. **Brew Pub** – M. Hart presented a report from Planning Intern Kevin Filchak, regarding the subject of brew pubs. Brew pubs typically involve the on-site manufacture and sale of beer, along with an accompanying restaurant use. With the popularity of quality craft beer, brew pubs are becoming a prominent feature in many downtown areas across the Northeast and the nation. The addition of a brew pub could be an attractive use for Storrs Center, the Four Corners or another commercial area in town.

Town ordinances and zoning regulations would need to be modified to allow a brew public use in Mansfield. The Commission discussed issues that would need to be addressed by the Planning and Zoning Commission (PZC) or other appropriate regulatory body, including. water and sewage utilities, means to control odors from the brewing process and siting concerns. The Commission also talked about the potential for excessive alcohol consumption and drunken driving, which members thought would be less of a concern for a brew pub than with lower quality bars. However, education efforts may be necessary to tamper the potential stigma associated with this sort of business.

The Commission discussed its interest in endorsing a brew pub use and thought it would be helpful to review some of the issues with Linda Painter before taking this action.

Consequently, the members decided to carry this item as old business for the next meeting.

2. **Permitting Guidebook** – Hart reviewed excerpts of a comprehensive permitting guide that K. Filchak is preparing; the guide will be posted on the website and made available in hard copy form. The reaction of the Commission was very favorable.
3. **Business Survey – Business Follow Up** – J. McGuire reported that 39 of 100 planned interviews have been completed by members of the Commission, and that the feedback they had received will prove valuable.
4. **Business Recognition and Marketing** - Commission members continued their discussion of ways to welcome and recognize new businesses in Mansfield, including certificates and a welcome packet. K. Kazerounian suggested publishing an article about new businesses or businesses receiving awards, potentially using student writers. A. Marcellino mentioned the Chamber of Commerce annual awards program and suggested that the Commission nominate potential recipients in March of each year.

Reports: M. Hart reviewed the highlights of a comprehensive staff report provided by Linda Painter. The report included an update on the CWC water project and the Four Corners Sewer project, as well as a potential application for State Brownfield redevelopment funds to collaborate with UCONN on a redevelopment of the Depot Campus.

Communications: None received.

Adjournment: J. McGuire made a motion to adjourn, seconded by G. Thompson. The motion passed unanimously and the meeting adjourned at 6:30 PM.

Respectfully Submitted,

Matthew W. Hart
Town Manager