



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday May 26, 2015 6:30 p.m.  
Special Meeting Location – Town Hall Conference Room**

**Present:** Commissioner Mark Petrucci  
Commissioner Terrence McAuliffe  
Commissioner Ted Manello  
Commissioner Frank Mirovsky

**Also Present:** Barbara Whitaker (first 15 minutes)

**Absent:** Commissioner Armando Paolino  
Commissioner Joseph Mengacci

The meeting was called to order at about 6:30 p.m. by Terrence McAuliffe.

Pledge of Allegiance was said by all.

MOTION by Ted Mannello to approve the March 24th meeting minutes, SECOND by Mark Petrucci and unanimously voted.

### OLD BUSINESS

#### 1. Guidebook Review

A draft of the Development Guidebook, dated May 26, 2015 containing corrections and comments from reviewers was approved for sending to the Board of Selectmen (BoS) as a final draft pending legal review by Town Attorney Dana D'Angelo. Comments were received from six town officials. The BoS is expected to circulate the draft for final comments. It was decided not to incorporate advertising in the guide. After discussing packaging and printing with Barbara Whitaker it was decided to ultimately print the guide similar to the Voices Town Guide, using 11x17" ledger paper and a glossy cover with photo, folded and stapled.

#### 2. Review of "Section 4" of the Tax Incentive Program.

This was not done due to the absence of Armando Paolino.

### 3. Recommendations from Architecture Firms.

Frank Mirovsky distributed handouts of architecture guidelines from Newtown and New Milford, with the New Milford example very detailed. It was noted the guideline was still in draft form. Frank also discussed inviting Hiram Peck of the Simsbury Design Review Board and/or Hugh Sullivan of Bennett Sullivan Associates in Southbury who is working on a Woodbury standards project.

#### NEW BUSINESS

##### 1a. Michael Kenausis resignation as member and chairman.

After discussion, members agreed Michael Kenausis was responsible for working closely with former co-chairman Gerry Matthews to get Middlebury's Tax Incentive Program implemented. In his resignation letter Kenausis, who is also a member of the Board of Finance, said job and personal responsibilities had become more demanding of his time. His letter expressed disappointment with the process recently used to sell town owned property, referring to a 33-acre commercial lot in the Oxford Airport Enterprise Zone in June 2014 from Baker Residential in lieu of \$75,925.07 taxes owed. The parcel has about five to ten usable acres fronted on Benson Road with the rest unbuildable wetlands. The Board of Selectmen (BoS) voted May 18 to set a town meeting to sell the property for \$200,000, the same as its assessed value. In his letter, Kenausis complained there was no public or private notice of the offer to sell, with many options not explored to possibly fetch a much greater price.

MOTION by Frank Mirovsky, SECOND by Mark Petrucci to send a letter of thanks to Michael Kenausis for his service to the commission. Unanimously voted.

##### 1b. Election of Officers.

MOTION by Mark Petrucci to nominate Terry McAuliffe as chairman, SECOND by Ted Mannello. There were no other nominations. MOTION by Frank Mirovsky to vote Terry as chairman, SECOND by Ted Mannello and unanimously voted.

### 2. Permanent change in meeting location

MOTION by Frank Mirovsky, SECOND by Ted Mannello and unanimously voted to change the meeting location from Shepardson Center to the Town Hall Conference Room, at the same time and dates. Barbara Whitaker had suggested the change because the Town Hall room is fitted with a large screen television for presentations and offers more privacy.

### 3. Plan of Conservation and Development – comments to P&Z

Copies of the April 2 and May 7 P&Z public hearing minutes on the POCD, and a copy of the May 6 DRAFT Middlebury Village part of the POCD were distributed for review. After some discussion and a suggestion, Frank Mirovsky MOTIONED to set Tuesday June 2 as an EICD Special Meeting to write a letter to P&Z stating the most important areas of agreement and disagreement, as well as any unanswered questions in the draft POCD. SECOND by Mark Petrucci and unanimously voted.

4. Next steps. Not separately discussed.

#### OTHER BUSINESS

1. MOTION by Frank Mirovsky, SECOND by Mark Petrucci to change the June meeting from June 23 to June 30. Unanimously voted.

#### ADJOURN

MOTION by Ted Mannello, SECOND by Mark Petrucci and unanimously voted.

Respectfully submitted,

Terrence McAuliffe  
Chairman—Economic Development Commission  
cc. Town Clerk  
Members  
Barbara Whitaker