



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Monday December 23, 2014 6:30 p.m.
Shepardson Community Center Room 7**

Present: Commissioner Terrence McAuliffe
Commissioner Armando Paolino
Commissioner Ted Manello
Commissioner Frank Mirovsky

Also Present: None

Absent: Chairman Michael Kenausis
Commissioner Mark Petrucci
Commissioner Joseph Mengacci

The meeting was called to order at about 6:40 p.m. by Terrence McAuliffe sitting in for absent chairman Michael Kenausis. Pledge of Allegiance was said by all.

A reading and approval of the October 27th previous meeting was waived until next meeting by MOTION of Armando Paolino, SECOND of Frank Mirovsky and unanimously voted.

Members informally discussed the changing appearance of Middlebury Road in the area between Glenwood Avenue and Clearview Knoll. Members discussed the need for a vision for that area and stronger planning. Members also informally discussed the Oxford Power Plant coming before the Connecticut Siting Council.

A third draft of the evolving Commercial Development Guidebook dated December 22, 2014 was distributed to members by McAuliffe. He asked them to read the draft at home as if they were a commercial developer looking for information and write down comments on overall structure, missing or wrong information, and suggestions. The draft was based on the structure of a guide from Georgetown MA. He asked them to consider the introductory pages and the appropriate and consistent level of detail to include. Ted Manello discussed WPCA requirements and agreed to provide a few paragraphs on commercial considerations and capacity reserves. Armando Paolino discussed the appeal of Middlebury and Oxford because of the easy access through the highways and Oxford Airport. He offered to meet with Keystone Aviation to learn their reasons for business travelers. Frank Mirovsky noted the quality of life for employees as a big

factor, mentioning Winchester Electronics. McAuliffe discussed the amount of marketing for the guide being about the same as the Georgetown document. A possible future glossy marketing brochure could be developed to focus and expand those benefits. Manello suggested placing contact information alongside the department. McAuliffe said an accurate matrix checklist of forms and departments wasn't feasible.

Members agreed an introduction to the guide from First Selectman Ed St. John, along with a photo would show the town's commitment.

Armando Paolino showed members a map of the Oxford Airport Enterprise Zone noting almost all of Middlebury is in the zone. He agreed to supply about a page of text and charts describing that incentive and the Middlebury incentive using comparable terms and numbers so developers can understand the difference.

McAuliffe agreed to send each member an electronic copy of the Microsoft Word document for their feedback and suggested changes as reply-all to all members either as rewritten paragraphs or as complete document mark-up revisions using Word change control.

MOTION to adjourn by Frank Mirovsky SECOND by Armando Paolino and unanimously voted at 7:50 p.m.

Respectfully submitted,

Terrence McAuliffe
Commissioner—Economic Development Commission
cc. Town Clerk