



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday June 28, 2016 6:30 p.m.  
Town Hall Conference Room**

**Present:** Commissioner David Cappelletti  
Commissioner Terrence McAuliffe  
Commissioner Frank Mirovsky  
Commissioner Armando Paolino  
Commissioner Mark Petrucci

**Also Present:** Agnes Kochanowicz  
Derek Kochanowicz  
Jennifer Yoxall

**Excused:** Commissioner Todd Anelli  
**Absent:** Commissioner Ted Mannello

The meeting was called to order at 6:30 p.m. by Terrence McAuliffe.  
Pledge of Allegiance was said by all.

### ARCHITECTURAL REVIEW

Architectural Review – Benson Woods – Final Development Plan Reapplication

Attorney Jennifer Yoxall, of Carmody Torrance Sandak & Hennessey, represented Middlebury Land Development, LLC, developers of the Benson Woods Planned Residential Development. Also in attendance were Derek and Agnes Kochanowicz of Westfield Development, LLC, construction contractors for Benson Woods.

Ms. Yoxall explained that Benson Woods was a 79 unit development, built in three phases, with a 1,200-square-foot community building. She said most of Phase 1 was completed, but the homes weren't selling as fast as desired because of the economy. She said all permits had finally expired, after being renewed and extended over the years since 2001-2002.

Ms. Yoxall distributed site plans, elevation diagrams, landscaping plans, and construction progress plans to commissioners, saying the plans were exactly the same as originally approved by the EIDC in August, 2001.

Frank Mirovsky MOTIONED to approve the architecture scheme of Benson Woods, SECOND by Armando Paolino and unanimously voted.

Armando Paolino MOTIONED to approve the April 26, 2016 Minutes, SECOND by Mark Petrucci and unanimously voted.

In Old Business, Chairman Terrence McAuliffe said the Board of Selectmen had awarded the Zoning Regulations update to Plan III, LLC of Woodbury. He also said he had appeared before the Board of Finance at their June 8 meeting and discussed the recent accomplishments and plans of the EIDC, and the need for funding the Design Guidelines and Streetscape Plans, estimated at \$35,000 each.

In New Business, Mr. McAuliffe told commissioners about a preliminary proposal by Jon and Ana Bosman of 236 Shadduck Road to work out an agreement with the town to rebuild the old barns on the Peck Homestead on Nichols Road with a similar look and design, but made into a working winery. The proposal is still being formulated, with the general concept of a long term lease of the town-owned property for construction of replica barns which would be used for winery operations and wine tastings, tours, etc. The Bosmans own three acres on adjoining property and need at least five acres for a Farm Winery permit.

After some discussion Frank Mirovsky said he supported the general concept and all commissioners agreed. Armando Paolino said the idea was good aesthetically, but the financial benefit to the town needed to be shown. He said such wineries, could be the basis for a successful business, but required many years of investment along the way to get there. David Cappelletti said any agreement needed to specify what would happen if the business wasn't successful. Members discussed the net economic benefit to Middlebury, with tradeoffs between possibly losing property tax revenue to farm operations, a low or zero revenue lease agreement, but with an attraction bringing in visitors who would shop and dine in Middlebury.

In other business, Frank Mirovsky said he had reached out to Kevin Bielmeier, New Milford's Economic Development Director, for an update to their Goals and Vision documents. Mr. Mirovsky told commissioners New Milford has a well-developed set of plans that could serve as a basis for organizing our own plans. He agreed to see if EIDC members could meet with him for a discussion.

MOTION TO ADJOURN by Frank Mirovsky, SECOND by Armando Paolino and unanimously voted at about 7:25 pm.

Respectfully submitted,

MINUTES - ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

Tuesday June 28, 2016

Page 3

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members