



TOWN OF MIDDLEBURY

Economic Development Commission

Regular Meeting Minutes, Tuesday April 27, 2021, 6:30 p.m.

ZOOM Teleconference. share this recording with viewers:

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

Also Present: Linda Zukauskas, Voices
Jason Scozzafava
Dana Scozzafava
Scott Meyers
Peter Amaro

Excused Commissioner Anthony Minchella

Absent: Commissioner Ted Mannello

CALL TO ORDER

The meeting was called to order at about 6:30 pm on ZOOM. Commissioner Paolino joined the meeting at approximately 6:45 pm.

Approval of minutes of Jan 26, 2021 meeting.

Mark Petrucci MOTIONED to approve the minutes, SECOND by Frank Mirovsky and unanimously voted.

TAX ABATEMENT APPLICATION

Commissioners reviewed the tax abatement application by Jason Scozzafava and Dana Scozzafava for the Embrace Animal Hospital at 1556 Straits Turnpike. The project will create new jobs in Middlebury, will satisfy a need for more veterinary services, and will increase the assessment value of the property from \$330,000 to approximately \$550,000, making it eligible for the first tier of the tax abatement program.

The commissioners found all documents to be in order. Mark Petrucci MOTIONED to send the application to the Board of Selectmen with EDC approval, SECOND by Frank Mirovsky and unanimously voted.

ARCHITECTURE REVIEW

Commissioners reviewed a rendering and site plans for a building to be constructed at 1582 Straits Turnpike for Amara Associates. The proposed new building will replace an existing house at the same address. That existing house will be removed and the property excavated and regraded for the two-story professional building.

Professional Engineer Scott Meyers and owner Peter Amara reviewed the rendering and plans with commissioners. No decision was made.

During the discussion, Mr. Amara agreed that the rendering did not accurately show the grading of the property and the appearance of the rise of the driveway as it would appear from Straits Turnpike. The drawing did not illustrate items in the planting plan.

Chairman McAuliffe said the commission needed to receive a more accurate rendering, but reiterated that such a rendering could be produced economically and not require inordinate expense. A pencil sketch is sometimes sufficient if in enough detail. McAuliffe also asked the applicant to send certain documents required by Planning and Zoning, including a planting plan, and a plan that described all the colors and materials to be used for the building, its roof, and trim. He said the commission would accept those documents by E-mail and provide feedback prior to the next meeting.

OLD BUSINESS – OUTSTANDING ITEMS

Website Status

Chairman McAuliffe said he had heard from Middlebury CFO Robin Stanziale that replacement of the town website would occur during May. He said he would participate in training for the town website and determine whether the EDC website content could be incorporated, or if the EDC website needed to remain separate.

Tax Abatement Program Extension

Armando Paolino thanked Mark Petrucci for his help in acquiring information on tax abatement programs for towns surrounding Middlebury or of similar size or characteristics. He said it was useful in understanding the different approaches that have been taken. He said he would produce a table of this information.

McAuliffe said this information would be useful for us to know, and might be eventually shared with the Board of Selectmen and the Board of Finance.

Paolino also noted there were differences between towns on the timing of the eligibility to submit an application. He also agreed that application paperwork probably contained too many unnecessary conditions, given that the abatement came after construction or improvements.

ADJOURNMENT

Frank Mirovsky MOTIONED to adjourn, SECOND by Armando Paolino and unanimously voted at about 7:29 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members