

**SUFFIELD PLANNING & ZONING COMMISSION
MINUTES OF SPECIAL MEETING
October 3, 2016**

Present: Mark Winne
Patrick Keane
Ginny Bromage
Jeff Peak
Gina Pastula
Sean Sheridan, Alternate

Absent: Brendan Malone, Alternate
James Henderson

Also Present: Bill Hawkins, AICP, Town Planner
Patrick McMahon, Economic Development Director
Eleanor Binns, Administrative Secretary

The proceedings of this meeting were voice recorded.

I. ROLL CALL

Chairman Winne called the meeting to order at 7:00 pm. He then asked Ms. Binns to take a silent roll call. In the absence of Mr. Henderson, Mr. Winne appointed Mr. Sheridan to serve as a full member for the meeting.

Since there was not a public hearing, there was no public notice to read.

II. PUBLIC COMMENT

There was no public comment.

III. PUBLIC HEARING

There was no public hearing.

IV. NEW BUSINESS

File # 2016-08: Request for a Special Permit for Brewery Building, Lot 3 Mach One Industrial Park Map 30, Block 25, Lot 62-3 - Applicant – Hamlet Homes, LLC.

Mr. Winne asked for a motion to accept the application and set the public hearing.

Ms. Bromage moved acceptance of **File# 2016-08** and to set the public hearing for the October 17th Planning and Zoning meeting. Seconded by Mr. Keane and approved unanimously, 6-0-0.

File # 2016-09: Request for written advisory opinion on the proposed Suffield TCVD Tax Increment Financing District. – Patrick McMahon, Economic & Community Development Director

Mr. McMahon distributed draft copies of a proposed Suffield Town Center Village

District Tax Increment Financing District Master Plan dated 10/3/16 for review. These types of districts have recently been established by the Connecticut legislature under Public Act 15-57

and other towns are looking at enacting this as an incentive for commercial development using the taxes collected in a specific area for enhancements to that area rather than just going into the general fund. He stressed that this is not an additional tax and suggested that a district be set up for the Town Center Village District Zone. Mr. McMahon said the process for enacting this would be for the Planning and Zoning Commission to review the plan and make an advisory opinion to the Board of Selectmen. Subsequently, the Board of Selectmen, the Board of Finance and then a Town Meeting would have to approve any such plan with public hearing opportunities for residents. He wanted to start the process now since the commission has 90 days to review the plan and asked that the commission members provide feedback and comments. This will be put on the agenda for another meeting.

V. OLD BUSINESS

There was no old business.

VI. REPORTS

Chairman – None

Town Planner – None

VII. MINUTES

Mr. Keane made a motion to approve the September 19, 2016 regular meeting minutes as submitted. The motion was seconded by Ms. Bromage and approved by the members who had been at the meeting with Mr. Winne, Mr. Sheridan and Ms. Pastula abstaining 3-0-3.

VIII. CORRESPONDENCE – None.

IX. AJOURNEMENT

With nothing further to come before the commission, Ms. Bromage made a motion to adjourn at 7:21 p.m.; seconded by Mr. Peak. The motion carried unanimously 6-0-0.

Submitted,

Ginny Bromage, Secretary

cc: Assessor, Building Official, Conservation Commission, Economic Development Director, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel