

## **CALL TO ORDER**

The Special Meeting of the Board of Selectmen was called to order at 6:04 p.m. in the Main Meeting Room of the Simsbury Town Offices. Present were: First Selectman Lisa Heavner; Board members Michael Paine, Sean Askham, Nancy Haase, and Christopher Kelly. Cheryl Cook was absent. Others in attendance included Thomas Cooke, Director of Administrative Services, Hiram Peck, Director of Community Planning and Development, Sara Nielsen, Main Street Partnership, and other interested parties.

## **PLEDGE OF ALLEGIANCE**

Everyone stood for the Pledge of Allegiance.

## **PUBLIC HEARING**

- **To Receive Comment on Proposed Business Incentive Program**

Ms. Heavner said this is not an action meeting. This special meeting is just to receive public comment concerning a proposed Simsbury Business Incentive Program.

Joan Coe, 26 Whitcomb Drive, feels there is no need for a 10 page incentive program. She said the State Statutes, 1265d and 1265h allow the Town to go into an incentive agreement on a case by case basis. The First Selectman should be the gatekeeper for the applications. Only incentives that have been discussed thoroughly with the applicant should then be brought before the Board of Selectmen for final approval.

Ms. Coe feels that any business who is approved for a tax incentive will add taxes to the general public and will increase public resources. It is not the place of the Town to mitigate the risk with an incentive program unless the quality of life is increased for the residents.

John Schaefer, 16 Lost Brook Road, feels this proposed policy, as written, will encourage the development of apartments in Simsbury. He feels page 3 “Mixed Use Development” and paragraphs 6 & 7 under “Types of Business or Industry Targeted by this Policy” should be looked at. He feels this policy encourages “Mixed Use Development” in other areas, but will use tax payer’s funds to subsidize these projects.

Mr. Schafer said he does not believe that Simsbury should be encouraging apartments unless they have cost/benefit data.

Sara Nielsen, thanked the Town and Hiram Peck for working on this policy. She feels the intent of this proposed document is to go after high quality mixed use developments for Simsbury. The focus is on downtown as per the Charrette.

She feels that the policy, as written, does allow the Board of Selectmen to use it at their discretion. The Main Street Board did vote to unanimously to support this policy. They did so because they were very pleased with the business retention piece. The State Statutes are very unclear.

Ms. Nielsen did stress that the Board of Selectmen should use this policy at their discretion and use it for high quality business use. This policy just sets forth some clear guidelines for Simsbury.

There are also more creative ways to do development, including State funding.

There was no other public comment.

### **CLOSE PUBLIC HEARING**

Mr. Kelly made a motion to close the Public Hearing at 6:10 p.m. Mr. Paine seconded the motion. All were in favor and the motion passed.

### **ADJOURN**

Mr. Kelly made a motion to adjourn at 6:11 p.m. Mr. Askham seconded the motion. All were in favor and the motion passed.

Respectfully submitted,

Kathi Radocchio  
Clerk