



TOWN OF HAMDEN, CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES

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Minutes: The Economic Development Commission, Town of Hamden, held a Regular Meeting on Tuesday, March 8, 2022 at 5:30 p.m. via Zoom Meeting. The following topics were discussed:

Commissioners in Attendance:

Anthony Sachetti, Chairman
Anthony Delgrego, Vice Chairman
Steve Rolnick, Commissioner
Jenn Sacco, Commissioner
Kenneth Good, Commissioner
Dan Smolnik, Commissioner

Others in attendance:

Erik Johnson, Director of Economic Development
Sharon Regan, Economic Development Technician
Nancy Forvil, Commission Clerk
Sajida Farooqui, Hamden Assessor

1. Call to order/Roll Call

Chairman, Anthony Sachetti called the meeting to order at 6:12 PM. A roll call was conducted by Chairman, Anthony Sachetti.

2. Review and approve EDC meeting Minutes of February 8, 2022

Commissioner, Ken Good made a motion to approve the minutes of February 8, 2022. Commissioner, Jen Sacco seconded the motion. The vote was unanimous in favor.

3. Public Comment:

(There was no public comment)

4. Report of the Director:

Affordable housing study- The March 9, 2022 affordable housing meeting was cancelled and will be rescheduled sometime in the third week of March 2022. Council members wanted to give the public time to provide public comments on the Town's affordable housing. The current town ordinance requires that every new residential development over five units has to have 20% of affordable housing available. Hamden currently does not meet the 8-30G requirement which states developments must restrict at least 30% of the units as affordable to low- and moderate- income households for at least 40 years.

- Commissioner Dan Smolnik will presenting findings on affordable housing at the next affordable housing meeting.

Wintergreen School- The Town of Hamden is looking to sell Wintergreen School to ACES. The use of the sale proceeds maybe to acquire the High Meadows property approximately June 2022. There will more conversations about the acquisition of High Meadows in the near future.

Cannabis draft regulations- A propose draft will be submitted to the Mayor for approval. Once approved there will be suggested zoning and regulation changes that will be reviewed and presented for approval sometime in June 2022.

Planned Development Districts- Planning and Zoning Commission and Economic Development are currently reviewing PDD options in Hamden which will allow for more complex and multi-phased residential and mixed use development opportunities in Town. A draft was sent to the Planning and Zoning

Commission several weeks ago for review, there will be an executive summary available sometime in April 2022.

Quinnipiac University building construction- QU is in the process of constructing three buildings for the QU Business School, Life Science School and a new dormitory. The Wetland and Planning and Zoning Commission is in the process of working with QU on the approvals for the construction of the buildings.

Sajida Farooqui, Hamden Assessor- Presented on incentives and tax abatement programs she assisted with in the City of New Haven that can serve as a model in Hamden and facilitate in local development.

Erik Johnson would like the EDC to use the Hamden Assessor as a resource to make any changes/updates to the current Tax Abatement program.

Economic Development industry expansion- Broadening the health care and education center, distribution and food services, IT/Fin Tech services. Planning to identify the business types and business cluster to be part three year plan. Economic Development would like to be more focused on Hamden's advantages and to be competitive.

EDC members are invited to attend the QU students EDC 3 year plan weekly zoom meeting are scheduled on Wednesdays 2:15pm-2:45 PM

5. Old Business

(There was no new business)

6. New Business

(There was no new business)

7. Adjournment

Commissioner, Anthony Delgrego made a motion to adjourn the March 8, 2022

EDC Regular meeting. Commissioner, Steve Rolnick seconded the motion. The vote was unanimous in favor. The meeting adjourned at 6:32 PM.