



2018 OCT -2 A 8:32

BY: LC

Wilton Economic Development Commission  
MINUTES  
September 19, 2018 Regular Meeting  
7:15 PM, Comstock Room 13

Attendees – Brad Under, Jennie Wong, Christian Bilella, Max Fanwick, Prasad Iyer, Kim Purcell, Melissa-Jean Rotini

Absent with Notice – Tracy Serpa

Guests – Mr. Paxton Kinol of Belpointe's Real Estate Group

1. Opening and Administrative Items

- a. Call to order – meeting called to order at 7:18 PM
- b. Approval of meeting minutes from July Meeting – Melissa Rotini motioned to approve; Kim Purcell seconded the motion. Motion carried 7:0.
- c. Introduction of new members Max Fanwick and Prasad Iyer

2. New Business

- a. Guest Attendee - Mr. Paxton Kinol of Belpointe's Real Estate Group
  - i. Mr. Kinol presented his proposed development at 300 Danbury Road (Wilton Heights, LLC) and discussed the following topics:
    1. Mr. Kinol's personal background
    2. Mr. Kinol's previous projects, i.e. Waypointe in Norwalk
    3. Discussion of current trends, with people wanting to live in "urban" areas or developments close to the community and transportation; high walkability
    4. Mr. Kinol stated this project would bring in ~\$600K in additional taxes to Wilton
    5. Reviewed development structure and current renderings (modified by the Wilton architectural review board at their request), site plans and multiple scaled elevations (illustrating the development site with neighboring property lines)
    6. Discussion of affordable housing relative to the State and Town of Wilton. Briefly reviewed Mr. Kinol's Conceptual Analysis of Affordability Option for the Town of Wilton. If the town imposes a 10% inclusionary zoning tax on Mr. Kinol's proposed project, it will most likely not move forward.
    7. Mr. Kinol asked EDC support at next P&Z meeting
  - ii. Upon conclusion of Mr. Kinol's presentation, the EDC discussed the project and its potential impact on the Town. The EDC agreed to support the project by writing a letter to be read aloud and formally submitted to P&Z during the next meeting scheduled on Monday, September 24, 2018. Melissa Rotini drafted the letter for EDC review and approval. Melissa will read the letter and submit to P&Z on 09/24/18.
- b. Retail Stores – Vacancy

- i. Kim Purcell discussed an article published in the New York Times regarding the increase in retail vacancy throughout NYC and how retail vacancy is not just unique to NYC or Wilton, but throughout the tri-state area.

### 3. Old Business

- a. Plan of Conservation and Development – no update due to no COPD meeting scheduled since last EDC meeting
- b. Residential RE Update – John Diczno provided the EDC with the Halsdtead Real Estate Wilton Market Report – YTD through August 2018
- c. Commercial RE Update – no update as Q3 2018 numbers to be released mid-October. Christian to provide update at next EDC meeting.
- d. Marketing Brochure – EDC members provided J. Wong their comments, edits and suggestions. The brochure launch date is to be determined as we'd like to include the 300 Danbury project if approved.
- e. Chamber EDC collaboration updated – J. Diczno is working with local business and the Chamber of Commerce to implement a Senior Discount program

### 4. Open Discussion

- a. M. Rotini read aloud the draft letter to be presented to P&Z on 09/24; the EDC made collective revisions, and all approved the letter; M. Rotini to send final letter via email to all EDC members.
- b. The next EDC meeting will be a strategy meeting to determine what areas we should focus on in the coming months.

5. Adjourn – with no further business, Brad Unger moved to adjourn the meeting, Melissa Rotini seconded the motion and the meeting was adjourned at 9:55 PM.