

TOWN OF ENFIELD, CT
TIF ADVISORY COMMITTEE
REGULAR MEETING
DRAFT MINUTES
WEDNESDAY, MAY 6, 2026–3:30 PM
ENFIELD TOWN HALL – SCITICO ROOM
820 ENFIELD STREET - ENFIELD, CT

A. Call to Order

The meeting was called to order at 3:36pm. There was no quorum, so no official business took place.

B. Roll Call

Present were Richard Stroiney and Marie Pyznar, Also present was Director of Economic and Community Development; Aaron Marcavitch, Director of Planning; Laurie Whitten, Director of Finance; John Wilcox and Recording Secretary; Rebecca Jones.

C. Approval of Minutes – March 4, 2026

Due to a lack of quorum, this item was tabled.

D. Executive Session – if needed

None.

E. New Business

a. Façade Loan Review Applications

An application for awning improvements for the property located at 11 Pearl Street was received. Mr. Marcavitch explained that any amount requested that is over \$2,000 must be matched by the applicant. Mr. Tallarita confirmed that he has the cash on hand to cover the required match. He included a statement that three quotes were sought, but only one company produced a quote.

Swatches were requested to ensure color and finish align with the Plan of Conservation and Development (POCD) and the building's style. There was discussion about whether signage and the awning fit the building's character and whether the project should adhere to specific architectural guidelines. Past intentions, such as a pizza/brewery in the basement, prompted questions about current use and compliance with requirements. There was also debate over what constitutes a "business" for grant purposes, with examples such as Airbnb illustrating potential registration and legitimacy questions.

Staff agreed to verify that there are no outstanding taxes and building code violations. They will confirm the property's active business status and mixed-use designation. Mr. Marcavitch will prepare a checklist and decision criteria covering architectural compliance, color and material requirements and other terms. The Commission agreed to require Mr. Tallarita provide color swatches and the final color and finish choices. He must also clarify the actual use of the property and provide any relevant registrations or permits.

b. Use of consultant funds from appropriation

None.

c. Tax Abatements & TIF

None.

d. Shops at Elm Street Project

None.

F. Old Business

a. Status of Midtown TIF amendment

None.

b. Northgate TIF District Development/Master Plan

None.

c. Priority Projects List

G. Adjournment

Due to a lack of quorum, the meeting was not formally adjourned. The meeting concluded at 4:16pm.