

TOWN OF ENFIELD, CT
TIF ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY, JULY 15, 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 3:34pm.

B. Roll Call

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

C. Approval of Minutes

There was no quorum at the May 6, 2026 meeting, so approval of those minutes was deemed not necessary.

Motion to approve the June 3, 2026 regular meeting minutes made by Commissioner Pyznar; seconded by Commissioner Cote with the following corrections:

Remove the sentence on Page 1 that stated that there was not a quorum.

The motion was approved 4-0-1. Commissioner Alaimo abstained due to absence.

D. Executive Session – if needed

None.

E. New Business

a. Façade Loan Review Applications

The Committee members discussed how the review of these applications should take place. It was decided that applicants are welcome to present their applications to the Committee, although it is not required.

The first application reviewed was a \$7,000 request for awnings for upper-level windows at 11 Pearl Street. Applicants Patrick and Jeanette Tallarita were present for discussion. Mr. Marcavitch reviewed excerpts from his staff report as it relates to the application. Based on the submitted materials, staff confirmed that the match for this project is sufficient and proof was made of the availability of matching funds. While the Thompsonville Design Standards do not address awnings, the concept of commercial style awnings is not in opposition to the commercial landscape of Thompsonville during the late 19th and early 20th century. The addition of the awnings does not impact nor destroy the historic characteristics of the home and are completely reversible. Staff has requested a color swatch to confirm the color and fabric materials.

Ms. Whitten shared an update as to the site plan that was approved for this property. Previous Planning and Zoning approval was granted for mixed-use at the property with a five-year extension just approved. The applicants do have a business idea but are not comfortable sharing it yet. Mr. Tallarita shared updates he has made to the building in an attempt to beautify the area. Commissioner Santanella asked about the design style of the awnings. A style guide template was discussed as it relates to the Thompsonville Design Standards. Commissioner Pyznar expressed caution about setting a precedent. It is her opinion that the building is not truly mixed-use as it stands today.

Motion to approve the Façade Loan Application for awnings for upper-level windows at 11 Pearl Street Made by Commissioner Cote; seconded by Commissioner Santanella. Discussion ensued and the application was approved unanimously by a 5-0-0 vote.

The second façade loan application is for site improvements including signage, siding, painting and window glazing for the property located at 28 Pearl Street in the amount of \$50,000. Applicant Zhong Chen was present for discussion. Mr. Marcavitch shared excerpts from his staff report as it relates to this application.

Based on the materials submitted by the applicant, staff confirmed that the match for this project is sufficient and proof was made of the availability of these matching funds. Mr. Marcavitch also reviewed the architectural standards. This proposal maintains the traditional entrance and will add an entrance to Central Street. The building is proposed to be stucco with a sign on the standing seam roof. Staff encouraged the Committee to consider carefully the use of stucco, as it is not common in Thompsonville and the design of the signage board. The proposed design is close in style to the 1970s era design.

The Commissioners asked clarifying questions regarding the building design. Commissioner Santanella made recommendations regarding the style of the façades. The goal is to create uniformity throughout the district to create a true downtown district. Commissioner Pyznar confirmed with Mr. Chen that this building will be a construction supply liquidation store. She further stated that a brick façade would look beautiful. Mr. Marcavitch recommended that the Committee table this application to allow the applicant time to refine the design proposal.

Motion to table the Façade Loan Application for 28 Pearl Street made by Commissioner Cote; seconded by Commissioner Pyznar; seconded by Commissioner Santanella and approved unanimously by a 5-0-0 vote.

F. Old Business

a. Northgate TIF District Development/Master Plan

Mr. Marcavitch announced that Commissioners Pyznar and Santanella attended the CRCOG Northgate walkthrough. A report will be prepared by CRCOG with input from CT DOT based on the walkthrough's findings. Mr. Marcavitch discussed credit enhancement agreements (CEAs), which permit the "captured" property tax dollars to be channeled directly to the business doing the development. The money must be used for the project, but the business is given considerable latitude in its use of these funds, unless stipulated otherwise by the municipality. Commissioner Pyznar recommended focusing on the smaller business properties near the state line. Chair Stroiney recommended extending the district through the Enfield Street corridor. Mr. Marcavitch discussed next best steps, which include identifying the types of uses that would qualify for CEAs.

b. Priority Projects List

A \$250,000 grant was received for the boat launch updates. The Elm Street Square project is moving through its permitting project. The RFP for the Union Square project will be re-released soon.

Motion to cancel the August 5, 2026 regular meeting made by Commissioner Alaimo; seconded by Commissioner Cote and approved unanimously by a 5-0-0 vote.

Motion to hold a special meeting on August 12, 2026 made by Commissioner Santanella; seconded by Commissioner Cote and approved unanimously by a 5-0-0 vote.

G. Adjournment

Motion to adjourn made by Commissioner Cote; seconded by Commissioner Santanella and approved unanimously by a show-of-hands vote. The meeting was adjourned at 5:01pm.