

MINUTES
Redevelopment Agency
Special Meeting
Monday, January 24, 2011
4:00 pm – Town Manager’s Conference Room, Town Hall

- 1) Call To Order – Chair Zaleski called the meeting to order at 4:08 pm
- 2) Roll Call/Attendance/Quorum (3 Required) – Members in attendance: Chair Mike Zaleski, Dan Camilliere and Coleen Sheridan. Also in attendance Council member Stathis Manousos, Town Manager Jeff Bridges EDIC member Jay Amoruso and Director of Planning and Economic Development Peter Gillespie.
- 3) Public Comments – None.
- 4) Redevelopment Plan – 976-1060 Silas Deane Highway – Status Report. Peter Holland and Maura Cochran from Bartram and Cochran were present to discuss some of the recent findings of their work to date and to get some feedback from the Agency as to these findings. Mr. Holland provided some background information on the site as presented in the Fuss and O’Neill Plan from 2006 and discussed some of the details recommended in that plan for this site. Mr. Holland also discussed the present value of the properties as detailed in the assessors database for these sites and noted the high values placed on several of the properties. Mrs. Cochran reported on some of the market findings: multifamily residential tested well, there are 2 big box retailers looking in the market, office use has low potential, hospitality not testing well, retail is having a resurgence, mixed use has potential. Mr. Holland reported on the interviews conducted to date. Discussion ensued about rental rates in the market, zoning regulations, property values. Mr. Holland stated that he will be conducting additional interviews with the specific property owners including Goodyear Tire and the owner of 1000 Silas Deane Highway to determine levels of interest in cooperating with the Agency.
- 5) December 6, 2010 Meeting Minutes – Mr. Camilliere motioned to approve the minutes, Ms Sheridan seconded the motion with all members voting in favor.
- 6) Other Business – Mr. Zaleski noted that the Town Council had not yet filled Mr. Soja’s vacancy on the Commission and encouraged replacing him with a new member. Town Manager Bridges stated that he believed that the CIP does include some additional funding for the Agency in next year’s budget.
- 7) Next Meeting Date – February 8, 2011 4:00 pm
- 8) Adjournment – Mr. Camilliere motioned to adjourn the meeting at 5:40 pm. Ms. Sheridan seconded the motion with all members in favor.

Respectfully Submitted

Peter Gillespie

Director of Planning and Economic Development