

Minutes
Redevelopment Agency
Wednesday, June 18, 2008
5:00 pm - Town Hall
Town Hall Conference Room #1

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:00 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Paul Thompson, and Michael Zaleski. Also in attendance: Martin Walsh, Town Council Liaison; Ken Rizzio, EDIC Liaison; Bonnie Therrien, Town Manager; and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: Daniel Camilliere, Joseph Soja.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes - [June 4, 2008](#)** - Mr. Kuckro asked if there were corrections needed for the draft minutes, and none were requested. Mr. Zaleski motioned to approve the minutes, Mr. Thompson seconded the motion and the vote showed all members in favor.
5. **Public Information Forum - June 11, 2008:** The consensus of the discussion was that the forum had gone well. The members thought that the audience asked good questions, and were pleased to have seen people there that had not attended previous meetings. Ms. Therrien expressed concern that the audience may have taken some of Mr. Tuell's presentation to mean that redevelopment was not worth the effort. The consensus was that the audience did understand Mr. Tuell's point correctly, that redevelopment would have a positive and worthwhile effect on revenue and quality of life, but would not provide a revenue windfall.
6. **Public Information Forum - September 2008:** The members decided on September 17, 2008 as the tentative date for the second public forum. The members had a wide ranging discussion regarding the content of the forum. The consensus was that the audience in the first forum had a good grasp of the issues and were looking for more detail about some of the properties in Town reviewed by the Agency. Mr. Gillespie agreed to draft letters to the landowners of these properties, to inform them about the forum, invite their participation and express the Town's interest in working collaboratively with them.

The members would discuss at future Agency meetings which properties to focus on at the forum. The Mechanics Street development in Windsor, discussed at previous Agency meetings, would be considered as an example to present. This project would be good to show the project scale undertaken by a town, and the roles of the Town, town redevelopment agency and the developer.

7. **Executive Session To Discuss Real Estate Matters** - Mr. Zaleski motioned to go into executive session at 5:20 p.m. to discuss real estate matters. Mr. Thompson seconded the motion and the vote showed all members in favor. During the executive session, the Agency members discussed real estate matters, and no votes were taken. Mr. Thompson motioned to come out of the executive session at 5:40 p.m. and return to the regular agenda, Mr. Zaleski seconded the motion and the vote showed all members in favor.
8. **Next Meeting Date** - July 2, 2008 at 5:00 pm. (regularly scheduled meeting).
9. **Correspondence** - Mr. Gillespie distributed copies of a memo presenting to the Town Overlay Zone Subcommittee his comments on the draft mixed use zoning regulation amendments. Mr. Gillespie said that he is concerned that the draft amendments provide a different approach than the one adopted in the 2006 Silas Deane Master Plan. That is, the draft amendments provide prescriptive zoning criteria for a defined area. The Master Plan called for mixed use options in a more general area.
10. **Call to Adjourn** - Mr. Thompson motioned to adjourn the meeting at 5:50 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary