

[NOTE: These minutes are made available to the public prior to Redevelopment Agency acceptance.]

Minutes
Redevelopment Agency
Special Meeting
Wednesday, July 22, 2008
4:30 pm - Town Hall
Town Hall Conference Room #1

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 4:34 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja, Paul Thompson, and Michael Zaleski. Also in attendance: Bonnie Therrien, Town Manager; and Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: none.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [June 18, 2008](#) and [July 9, 2008](#): Mr. Kuckro asked if there were corrections needed for the June 18, 2008 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. Mr. Kuckro asked if there were corrections needed for the July 9, 2008 draft minutes, and none were requested. Mr. Camilliere motioned to approve the minutes, Mr. Soja seconded the motion and the vote showed all members in favor.
5. **Public Information Forum** - The members discussed the date and topics of the next public forum. The consensus was that the meeting should be moved from September to October. The October date would be dependent mostly on the availability of speakers. Mr. Soja volunteered to contact a commercial realtor about potential speakers, and Mr. Kuckro will contact 1000 Friends about a speaker on smart growth.

The members also discussed possibly reviewing at the forum 3 to 5 of the 13 sites previously evaluated by the Agency. The consensus was that reducing the number of sites reviewed would allow time to present more detailed information about the obstacles and solutions associated with those properties. This may be the best way to give the more specific and tangible information about redevelopment the public needs. Mr. Gillespie said that he would contact the property owners of the sites the Agency wants to highlight. The Town has been in contact with all of the owners previously, for normal redevelopment follow-up. However, the contact now would be a courtesy to the owners that their property may be discussed in public, and to give the owners the opportunity to participate in the public forum should they wish to do so.

Other topics may include: how redevelopment can help attract more businesses, and how redevelopment can increase residential property values. Mr. Gillespie and Ms. Therrien will gather information on these topics.

6. **Overlay Zoning Regulations** - Peter Gillespie indicated that he hoped to have the regulations before the planning and zoning commission in September for a public hearing. Mr. Gillespie noted that the final draft of the regulations are not quite what the 2006 Master Plan recommended, however, the proposed approach will actually help to streamline the permit process for mixed uses.
7. **Executive Session To Discuss Real Estate Matters** - Mr. Zaleski motioned to go into executive session at 5:12 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. Zaleski motioned to come out of the executive session at 5:35 p.m. and return to the regular agenda, Mr. Soja seconded the motion and the vote showed all members in favor.

8. **Upcoming Meeting Dates** - Due to schedule conflicts the members discussed tentative dates for special meetings during August and September, instead of the regularly scheduled meeting dates, as follows:

- August 13, 2008 at 4:00 p.m.,
- August 27, 2008 at 4:00 p.m.,
- September 10, 2008 at 5:00 p.m., and
- September 24, 2008 at 5:00 p.m.

9. **Correspondence** - none.

10. **Call to Adjourn** - Mr. Thompson motioned to adjourn the meeting at 5:45 p.m., Mr. Soja seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary