

**Minutes**  
**Redevelopment Agency**  
**Tuesday, August 14, 2007**  
**5:00 pm - Town Hall**  
**Town Manager's Conference Room**

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, Daniel Camilliere - Vice Chair, Joseph Soja, and Michael Zaleski. Also in attendance: Mayor Andrew Adil; Town Council Liaison, Martin Walsh; Planning and Zoning Commission Member, Phil Knecht; Economic Development and Improvement Commission Members, Tom Vein and Tony Homicki; Town Manager, Bonnie Therrien; and Town Planner/Economic Development Manager, Peter Gillespie.

Members absent: Paul Thompson.

3. **Public Comments** - Mr. Knecht said that he is not a spokesperson for the PZC at this meeting, but came as a 20-year resident of Wethersfield to say that he believes redevelopment is very important for the town. Mr. Homicki said that he does not represent the EDIC at this meeting, but came as a lifetime resident of Wethersfield to speak in favor of the Agency's work.
4. **Approval of Minutes** - [August 1, 2007](#) - Mr. Kuckro recommended several corrections to the minutes. No other corrections were recommended. Mr. Zaleski motioned to approve the minutes, Mr. Kuckro seconded the motion and the vote showed all members in favor.
5. **Referendum Status** - August 6th Public Hearing: Mr. Gillespie distributed copies of the printed summary for the bond presentation at the public hearing. Mr. Gillespie said that the Town's bond counsel recommended language for the summary, but that the Agency could make changes. Mr. Knecht suggested that it be emphasized that the proposed ordinance would give the Town Council the authority to bond up to \$10 million for projects approved by the Town Council pursuant to a redevelopment plan not yet adopted. Ms. Therrien recommended that clarifying language could be added to the explanatory text that would go along with the referendum question. Mr. Kuckro asked Ms. Therrien to have the Town's bond counsel review the language.

Mr. Gillespie said that citizens have expressed concern that the ordinance would allow development of residential area. He said the ordinance includes the area within 1,000 feet of the Silas Deane Highway, Berlin Turnpike and Wilbur Cross Parkway, but does not make a distinction between commercial and residential property. Mr. Kuckro said that the ordinance would apply only to commercial property because the town already has in place an ordinance prohibiting the taking of residential property. Ms. Therrien said that the referendum question could not be changed in time for Election Day, but the issue could be clarified in the explanatory text. Mr. Kuckro suggested that the Agency's mission statement in the August 6th summary could be changed to specify commercial property. Mr. Soja added that such clarification is important because the issues of eminent domain keeps coming up.

Mr. Knecht asked if the Agency has considered covering the development density issue in its presentations. Mr. Kuckro said that a proposed overlay zone would allow for greater development density, and could come up since redevelopment could result in or favor greater development density.

6. **Public Information Strategies** - Mr. Kuckro asked who would prepare the explanatory text for the referendum, and Ms. Therrien volunteered to prepare a draft. Mr. Kuckro said that the Agency members should provide their input to Ms. Therrien for the draft. Mr. Kuckro said the goal is to have the draft ready for discussion at the Agency's September 5th meeting, so it could be finalized for the Town Council's second meeting in September.

Mr. Gillespie distributed copies of a list of groups he had prepared as possible places to make informational

presentations on the referendum. Mr. Soja suggested that, rather than make presentations to each group, the groups could be invited to a single, larger presentation. Mr. Walsh recommended making presentations at the regular meetings of the various Town Boards and Commissions. Ms. Therrien said that a quarterly land use meeting is coming up in September, and a presentation there would include EDIC, Conservation, Design Review and Inland Wetlands. Mr. Vein suggested that copies of the August 6th presentation summary be sent to the members of the various Boards and Commissions. Mr. Kuckro agreed, and asked Mr. Gillespie to revise the presentation as discussed earlier and distribute copies.

Mr. Camilliere suggested that a public meeting be scheduled similar to when the town debated whether to allow medians to be built by DOT along the center of Silas Deane Highway. Ms. Therrien said that several meetings could be held on different dates and times, so everyone has an opportunity to attend.

Mr. Zaleski asked if September 4th is the date after which the Agency must no longer speak about the referendum question. Mr. Kuckro asked if it is really that the Agency cannot speak about the referendum, or that public funds cannot be expended on its promotion. Ms. Therrien said that she would get clarification from the State Elections Commission. Mr. Kuckro asked that the clarification include what "public funds" meant in this context. That is, did it mean advertising money, use of public buildings, attendance of town professional staff, etc.

7. **Additional Information Requests and Topics for Future Meetings** - Mr. Gillespie said that he would continue to monitor internet blogs on the subject of the referendum, so the Agency can stay current on what issues may come up. Mr. Kuckro said that a new, joint committee is being formed to review whether to adopt the proposed zoning overlay zone in the Silas Deane Master Plan. The committees joining would be the Planning and Zoning Commission, the Design Review Advisory Committee and the Redevelopment Agency, and plan to meet September 7th. Mr. Gillespie said that if the joint committee recommended adoption prior to the referendum, it would demonstrate progress and commitment to the Master Plan, and strengthen the Design Review Advisory Committee.
8. **Reopening of Public Comment** - Mayor Adil expressed his thanks to the Agency members for their work to this point. He also said that State Senator Fonfara had called him to arrange a meeting to discuss the status of the referendum with the legislative delegation, the Redevelopment Agency, and the Economic Development and Improvement Commission.
9. **Next Meeting Date** - September 5, 2007 at 5:00 p.m. (regularly scheduled meeting).
10. **Correspondence** - none.
11. **Call to Adjourn** - Mr. Zaleski motioned to adjourn the meeting at 6:07 p.m., Mr. Soja seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan  
Agency Recording Secretary