

Minutes
Redevelopment Agency
Special Meeting
Wednesday, January 23, 2008
5:00 pm - Town Hall
Town Hall Conference Room #1

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:02 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice Chair, Joseph Soja, Paul Thompson, Martin Walsh and Michael Zaleski. Also in attendance: Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: none.

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [December 5, 2007](#) and [January 2, 2008](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes, and none were requested. Mr. Thompson motioned to approve both sets of the minutes, Mr. Soja seconded the motion and the vote showed all members in favor.
5. **Public Information Forums** - Mr. Kuckro asked the members what should be the schedule and content for the forums being considered. The consensus of the discussion was that there should be two meetings, and the dates should be approximately one month apart. The meetings are not in preparation for a referendum, as the Agency is not currently charged with working toward one. However, the members felt the meetings should be held as soon as reasonably possible, simply to continue building the knowledge base in Town about redevelopment.

The first forum would focus on "What is the problem?" That is, why is redevelopment important, including how Wethersfield has such a small commercial tax base and a small amount of developable land compared to neighboring, competing towns. The second forum would include details about redevelopment projects. Specific, real properties would not be identified, to avoid possibly antagonizing landowners by discussing their property. Hypothetical scenarios would be made real by basing them on typical, under-developed properties along the Town's major transportation corridors.

The format of the forums would not be a public hearing, but an open meeting so there could be a question and answer dialogue between the public and the Agency. Two tentative dates were chosen for the forums - May 3, 2008 and June 1, 2008. The meetings would be taped and broadcast on Channel 14 for those that could not attend. Mr. Thompson and Mr. Gillespie volunteered work together on an outline and topical points for the meetings, to be discussed at the next Agency meeting on February 6th. Mr. Gillespie's information would largely draw from what he is drafting for the Town's redevelopment webpage. The content for the webpage will be in question and answer format, and takes cues from questions asked recently by citizens.

6. **Silas Deane Highway Overlay Zone Subcommittee Status** - Mr. Gillespie reported that the Subcommittee is tentatively meeting next on February 8th. The Subcommittee will be reviewing example regulations from other towns. The intent is for the Committee to present a conceptual outline of regulations to the Planning and Zoning Commission at its February 8th meeting. If the Commission concurs with the conceptual outline, the Subcommittee will work to present a draft set of regulations to P&Z in March for a possible vote in April.
7. **Additional Information Requests and Topics for Future Meetings** - Redevelopment Survey - Mr. Kuckro said that the Agency should table its plans to look into conducting a survey on redevelopment issues. He has learned from Mayor Adil that the Town is now planning to do a survey stemming from revaluation and other issues. The Town will include redevelopment issues in the larger survey, so there is no need for the Agency to do its own survey.

8. **Executive Session To Discuss Real Estate Matters** - Mr. Thompson motioned to go into executive session at 6:45 p.m. to discuss real estate matters. Mr. Zaleski 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. Camilliere motioned to come out of the executive session at 6:56 p.m. and return to the regular agenda, Mr. Zaleski seconded the motion and the vote showed all members in favor.
9. **Next Meeting Date** - February 6, 2008 at 5:00 pm. (regularly scheduled meeting).
10. **Correspondence** - Mr. Gillespie said that he would distribute copies of some information he received from Town Manager Therrien about the Salmon Brook development in Glastonbury.
11. **Call to Adjourn** - Mr. Thompson motioned to adjourn the meeting at 6:58 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan
Agency Recording Secretary