

**Minutes**  
**Redevelopment Agency**  
**Wednesday, April 2, 2008**  
**5:00 pm - Town Hall**  
**Town Manager's Conference Room**

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:04 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chair, Daniel Camilliere - Vice 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: Joseph Soja.

3. **Public Comments** - No one from the public was present at the time the public comments section was open.
4. **Approval of Minutes** - [March 5, 2008](#) - Mr. Kuckro asked if there were corrections needed for the draft minutes. Several typographical errors and clarifications 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 Forums** - Mr. Gillespie said that the first forum "Problem Identification", is set for May 1st at 7:00 PM in the Silas Deane Middle School auditorium. Tim Tuell has confirmed his attendance, and the Town tax assessor will be there, too. Mr. Thompson said that agenda is planned to be: introduction, historical perspective, tax assessor's statistics, Mr. Tuell delivering a layperson's view of the projects needed, the consultant would provide the developer's perspective, and an ample question and answer session.

Mr. Gillespie said that the Town tax assessor recommended three development consultants to consider speaking about the developer's perspective: Philip Michalski, Mark Waterhouse and Glenn Chalder. Mr. Gillespie distributed copies of their biographies. The members suggested that the speaker be someone that knows Wethersfield, or has had success in a town that is similar to Wethersfield. Mr. Gillespie said that he would provide the speaker with a lot of background information about the Town before the forum, so it would be fine if the consultant available did not know the Town.

Mr. Kuckro asked the members to send to him their comments about the recommended consultants. Mr. Kuckro asked what would be the typical fee for the consultants to speak, and Mr. Gillespie replied that it would likely not be more a few hundred dollars. Ms. Therrien added that the consultant with the broadest experience may be best, since the speaking engagement could lead to future help with the Town's marketing analysis needs.

6. **Silas Deane Highway Overlay Zone Subcommittee status** - Mr. Gillespie said that at the Subcommittee's last meeting, they agreed in principle to get a draft set of regulations back to the Planning and Zoning Commission by May 1, 2008. The Subcommittee is also considering having a joint meeting of the Town Boards and Commissions that deal with development. Mr. Kuckro said that the Silas Deane Overlay should be a topic of the second Redevelopment Agency public information forum.
7. **Redevelopment Planning Statutory Requirements** - Mr. Gillespie suggested tabling this topic since it had been discussed thoroughly at previous Redevelopment Agency meetings.
8. **Discussion - Mechanic Street Development Project, Windsor** - The consensus of the discussion was that this development would be a good, real world example to review at the second public information forum.
9. **Executive Session To Discuss Real Estate Matters** - Mr. Camilliere motioned to go into executive session at 5:50 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 6:10 p.m. and return to the regular agenda, Mr. Camilliere seconded the motion and the vote showed all members in favor.

10. **Next Meeting Date** - April 16, 2008 at 5:00 pm. (regularly scheduled meeting).
11. **Correspondence** - Ms. Therrien said that she had received from the State Office of Policy and Management a notice of solicitation for applications for technical assistance grants beginning April 1st. The grants would be to support adoption of regulations creating incentive housing zones pursuant to Public Act 07-004. This Act essentially provides funding for Towns to review their zoning regulations to encourage these housing zones.

Ms. Therrien also said that the Town budget public hearing will be at Silas Deane Middle School at 7:00 p.m. on April 21st. She said that the current proposal has zero dollars budgeted for the Redevelopment Agency, but that the Agency's \$50,000 of unused funds can be carried over.

12. **Call to Adjourn** - Mr. Camilliere motioned to adjourn the meeting at 6:15 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Kevin T. Sullivan  
Agency Recording Secretary