

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

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**Minutes**  
**Redevelopment Agency**  
**Wednesday, September 24, 2008**  
**5:00 pm - Town Hall**  
**Town Hall Conference Room #1**

1. **Call to Order** - Chairman Lee Kuckro called the meeting to order at 5:06 pm.
2. **Roll Call/Attendance** - Members in attendance: Lee Kuckro - Chairman, Paul Thompson, Joseph Soja and Michael Zaleski. Also in attendance: Martin Walsh, Town Council Liaison; Peter Gillespie, Town Planner/Economic Development Manager.

Members absent: Daniel Camilliere - Vice Chairman.

Guest: Linda St. Peter

3. **Public Comments** - No one from the public was present.
4. **Approval of Minutes** - [August 13, 2008](#) - Mr. Kuckro deferred the vote for the Minutes to the next meeting, as it was necessary for an additional member of the committee to be present for approval of same. [September 10, 2008](#) - Mr. Kuckro asked if there were corrections needed for the Minutes. It was determined that the second sentence in paragraph 4 on page 2 be deleted. Mr. Zaleski then made a motion to approve the minutes with this correction, Mr. Soja seconded the motion and the vote showed all members in favor.
5. **Public Information Forum** - Mr. Gillespie provided a revised Flyer that includes some details of the Forum. The Flyer will be made for public distribution. He also provided an outline of how the presentation would be made and included names of those speaking directly to particular subject. The Agency agreed that a brief comment during the kickoff of the Forum would be made acknowledging our Nation's economic state and asserting that the economic downturn could in essence bring development opportunities that could boost our Town's economy.

Ms. St. Peter, having 20 years of experience in commercial real estate and residing in this area since 1969, has previously provided input on redevelopment of the Silas Deane Highway. She recalls particular businesses that were located in specific areas. She is cognizant of the impact that commercial real estate brings. She was part of a team from Connecticut that in 2003 traveled to Marseille, France. The team was there to observe the region's 25 or 30-year (long term) redevelopment plan which included not only solutions to immediate redevelopment needs but the inclusion of the high speed rail system. That system allows travel from Paris to Marseille to be completed in 2 hours.

A summary of market study recommendations was provided to Ms. St. Peter for her reference. These recommendations speak to some of the gaps in the market that can be taken advantage of.

Since Ms. St. Peter believes that demographics translate into much of what is going to happen and what a commercial developer would desire to do, cognizance in the number of people and the income of the demographic are important factors when an investor determines where to develop. Another consideration may include looking at where, in the past, has the retailer has placed itself. Redevelopment plans can include a direct correlation to time and energy savings. Also, the ability to provide ample-free parking would be advantageous.

Ms. St. Peter indicated that her clients do not express a desired location to her. Her clients look at the demographics of population and expendable income in a particular region. She indicated that one of the first

places she visits for her clients is a particular town's zoning department. There she obtains a zoning map to become educated with where her client can locate their business. She concerns herself with what can go where. She also looks at traffic flow issues such as going to and from work. She believes that a good approach to redevelopment is for the Agency to be in a position to assert that land exists and that the Agency is in a position to help bring redevelopment possibilities into Town.

Mr. Gillespie noted the Agency has successfully had small group meetings with property owners and their representatives on a number of properties despite the challenges with getting these individuals to the table. The meetings served as an attempt to be a catalyst for redevelopment discussions. Mr. Gillespie noted that these discussions conclude at the point when the Agency inquires as to what can be agreed to regarding assistance/participation in a redevelopment effort.

Ms. St. Peter indicated that the key in addressing adverse reactions to redevelopment such as corporate welfare entitlement, taxpayer dollar usage to facilitate redevelopment, allowing the market to take care of redevelopment, and the necessity of having a Redevelopment Agency is to have a redevelopment plan. She indicated the message of redevelopment unlocking value which may not necessarily be apparent needs to be conveyed and promoted. She suggested that the Agency and perhaps another type of focus group may want to approach this subject by pondering the notion of what could be done if money were no object. She also mentioned that bringing young adults into the brainstorming process may be of great value.

The Agency believes that a redevelopment plan could include a pedestrian friendly mix of development (retail, commercial, living space), and could allow for underground parking in accordance with the existing grading of land. The redevelopment results in a particular area can make that area look and feel like that of a boulevard. The Agency agrees that data collection regarding property characteristics/issues be stored in a database for easy reference. The Agency believes that the approach to redevelopment in Wethersfield must include consideration of its surrounding Towns.

The Agency and Ms. St. Peter agree that the demographic needs to be marketed to provide a vision that the plan is embraced by the various agencies and that what the Town is zoned for today needs to be reflected for the marketed demographic. Ms. St. Peter believes the Agency should put forward a plan taking into consideration what has been discussed even though Wethersfield allows for mixed use, and the mixed use regulation is not specific regarding density and flexibility for setbacks. She also promoted publicizing the plan by website.

Ms. St. Peter will be in contact with Mr. Gillespie regarding the content of her presentation at the Forum.

Mr. Gillespie will e-mail a revised outline of the presentation to the Agency, Town Manager and Town Council. Agency members, etc. are to notify Mr. Gillespie to discuss changes/additions to the presentation.

6. **Proposed Mixed Use Zoning Regulations** - During the September 16, 2008 meeting, Mr. Gillespie was asked to make changes to what the Agency proposed, and the Memo provided today reflects these changes. The committee wanted to add some changes for additional flexibility to the last section that allows exceptions to the rules.

Since the Agency and Mr. Gillespie concur that bureaucratic issues arise with the subject of overlay zoning, the Town Council could be encouraged to support that notion by promoting the concept of less bureaucracy when such matters are addressed.

7. **Property Data Sheets** - These documents will be prepared by Agency members for each property of interest. Information will be added to these documents as learned and/or when readily available.
8. **Executive Session To Discuss Real Estate Matters** - Mr. Soja motioned to go into executive session at 6:25 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. Kuckro motioned to come out of the executive session at 6:30 p.m. and return to the regular

agenda, Mr. Soja seconded the motion and the vote showed all members in favor.

9. **Next Meeting Date** - Wednesday, October 1, 2008 at 5:00 pm. (special meeting).
10. **Correspondence** - None.
11. **Call to Adjourn** - Mr. Soja motioned to adjourn the meeting at 6:35 p.m., Mr. Zaleski seconded the motion, and the vote showed all members in favor.

Respectfully Submitted,

Ellen Goslicki  
Agency Recording Secretary