

**REDEVELOPMENT AGENCY
MEETING MINUTES
OCTOBER 6, 2011 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair Robert Schneider, Vice Chair
Barbara Weinberg Aaron Wlochowski
Terry Bogli Gary Sweet
Michael Darby Michael Farina
James Perras

Also Present: Mark Pellegrini, Director of Neighborhood Services
and Economic Development
Gary Anderson, Senior Planner
Laura Guerrette, Administrative Secretary

At 7:37 a.m. Chairman Devanney called the meeting to order.

Adoption of Minutes of September 15, 2011 and September 29, 2011

Mr. Farina moved to adopt the minutes as written. Ms. Weinberg seconded the motion and all members voted in favor.

Discussion of Parkade Redevelopment Sign

Mr. Farina distributed several design concepts for a redevelopment project sign on Broad Street. Mr. Darby said he liked the design that shows commercial buildings as opposed to just residential buildings because it represents the mixed-use concept envisioned for the Parkade redevelopment.

Ms. Bogli asked Mr. Pellegrini to clarify the zoning requirements for installing a sign at the Parkade. Mr. Pellegrini explained a 10' x 10' sign could be installed and displayed for 18 months. Installation would only require a building permit. Ms. Bogli asked what would happen if the sign needed to remain for more than 18 months. Mr. Pellegrini said the Agency could go to the Zoning Board of Appeals for a variance requesting more time be allowed to display the sign.

Ms. Bogli asked Mr. Pellegrini how to proceed with hiring a firm to design the sign. Mr. Pellegrini said sign specifications would be written by the General Services office based on the concept. Quotes would be solicited from sign companies and the subcommittee would review them with General Services and make a selection.

Mr. Schneider said having the sign made of vinyl would allow for changes in content in order to update the public on the progress during the redevelopment process. Mr. Sweet said using some of the concept drawings from the form based code on the sign would be a good way to show the public what the area could look like. Ms. Bogli said the sign should look more stylistic so residents don't expect the exact representation depicted on the sign. Mr. Farina asked if members liked the message on the sign. The members responded in the affirmative.

Mr. Farina moved to approve going forward with getting a sign installed at the Parkade redevelopment site. Ms. Bogli seconded the motion and all members voted in favor.

The Agency voted to go into executive session at 7:45 a.m. for the purpose of discussing possible real estate transactions.

The Agency came out of executive session at 8:07 a.m. No decisions were made.

Other Business

Mr. Pellegrini said the Town has received bids for the Broad Street reconstruction project. He said several of the bids were lower than the Town's estimate of \$5 million. In response to a question from Mr. Darby, Mr. Pellegrini said \$3 million in State funds would be used for the project and the Town has allocated \$2 million. Any savings between the actual cost and the \$5 million would remain in the Broad Street bond account. Ms. Weinberg asked how long the project would take. Mr. Pellegrini said it would take two construction seasons to complete.

Ms. Bogli said she thought the Agency should do more publicity in the coming months. After some discussion, the Agency agreed to discuss publicity at its second monthly meeting and assigned the publicity subcommittee to work with staff in creating press releases. Possible upcoming topics include the greenway and park expansion design study, the award of the Broad Street reconstruction contract and the Parkade demolition.

Mr. Darby moved to adjourn. Ms. Bogli seconded the motion and all members voted in favor.

The next meeting of the Manchester Redevelopment Agency will take place on Thursday, October 20, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.