

**REDEVELOPMENT AGENCY
MEETING MINUTES
FEBRUARY 4, 2016 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair; Robert Schneider, Vice-Chair; Terry Bogli, Secretary; Michael Darby, Gary Sweet, Michael Farina, Louis Spadaccini, Tricia McMann, Aaron Wlochowski, Stephanie Knybel, Jim Williams

Members Absent: Aaron Ansaldi, Steve Carter

Also Present: Mark Pellegrini, Director of Planning & Economic Development; Kyle Shiel, Senior Planner; Katie Williford, Administrative Secretary

Adoption of Minutes of January 21, 2016

Mr. Sweet moved to adopt the minutes of January 21, 2016 as written. Mr. Farina seconded the motion and all members voted in favor.

Status of Redevelopment Project

Mr. Pellegrini said he received the draft Phase I study on the Chinese restaurant property at 363 Broad Street, which indicated no environmental concerns or reports of large spills. He said a fuel oil company was located there before 1967 so there may have been small incidental spills, and if some contaminated soil is found during construction of the park extension that soil may have to be disposed of at a certified landfill. He said the title appears to be clean as well.

Mr. Pellegrini said the Planning and Zoning Commission will consider the acquisition in February and he expects the acquisition to be before the Board of Directors at its March meeting. Assuming the Town acquires the property, he anticipated closing in mid-March. The Agency would need to begin work on designing the park extension.

In response to a question from Ms. Bogli, Mr. Pellegrini said he would provide the current redevelopment bond accounting information, but he thought approximately \$1.2 million would be left after the acquisition of 363 Broad Street. Mr. Pellegrini said the Agency could seek proposals for a landscape architect. He added that LWLP wants to be involved and will let him know how involved they wish to be in the park designs. He suggested the Agency consider asking the Board for funds both for acquiring the property and for design fees at the same time. He estimated the design fees at \$20,000.

Mr. Sweet said the Agency discussed using part of the existing Chinese restaurant building, and he would like to explore the possibilities for using the building in some way and what that might cost. Mr. Pellegrini said it would be advisable to add funds to the design request for a building structural and condition analysis if that may be needed. Mr. Sweet suggested the building could house an information or visitor center, bathrooms, or something else to support the park area and events such as the Manchester Road Race. Mr. Pellegrini said that idea should be discussed as

part of the design concept, and that it would also be important to consider what type of activities the Town hopes to see at that section of the park. Mr. Schneider requested a rendering of what it would look like to have just the A-frame portion of the building. Ms. Bogli requested an estimate of what it would cost to leave the A-frame up compared to the cost to take it down. She noted the reason for building the bridge was to have a clear sight line into the park, and there may not be a clear sight line if the building remained. Mr. Wlochowski said the Agency should consider what's best in the long term; he wouldn't want to see the Agency choose to demolish the building and then build another building later. Ms. Bogli said the Agency should have an in-depth discussion of this at some point when renderings were available. Mr. Farina asked if old design plans were available to review, and specifically whether there were designs that dealt with only the 363 Broad Street parcel. Mr. Pellegrini said the plans Mr. Shiel had emailed to members were the plans dealing with only the Chinese restaurant parcel. Mr. Farina asked to see the full final report.

Mr. Shiel distributed a document that provided an overview of the progress of the redevelopment project from 2009 to the present. He noted this document would be posted on the website.

Ms. Knybel said a representative from the National Park Service had previously come to the Town to provide suggestions about Center Springs Park, and asked if that person might be able to help with ideas for connecting Broad Street to the park. Mr. Shiel offered to call him to gauge his interest. Mr. Pellegrini noted that representatives from Parks and Recreation should be present for discussions about what to do with the park.

Executive Session to Discuss Pending Litigation

Ms. Bogli moved to enter executive session at 8:17 a.m. to discuss pending litigation. Mr. Spadaccini seconded the motion and all members voted in favor. The Agency came out of executive session at 8:27 a.m. No decisions were made.

Other Business

Ms. Bogli requested the numbers for the updated budget.

Adjournment

Mr. Darby moved to adjourn. Mr. Schneider seconded and all members voted in favor. The meeting adjourned at 8:28 a.m.