

**REDEVELOPMENT AGENCY  
MEETING MINUTES  
NOVEMBER 17, 2016 – 7:30 A.M.  
LINCOLN CENTER HEARING ROOM**

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

Also Present: Gary Anderson, Director of Planning & Economic Development; Kyle Shiel, Senior Planner; Jeff LaMalva, Town Engineer; Katie Williford, Administrative Secretary

Adoption of Minutes of November 3, 2016

Ms. Bogli moved to adopt the minutes of November 3, 2016 as written. Mr. Darby seconded the motion and all members voted in favor.

Mr. Sweet said that, after the November 3, 2016 Redevelopment Agency meeting, a local newspaper reported that the Agency was in favor of changing the zoning on Middle Turnpike. He clarified that the Agency was only in favor of considering zoning changes east of Broad Street. Other Agency members confirmed that statement. Mr. Anderson said he had already relayed that information to both the Planning and Zoning Commission and the reporter who wrote the story.

Ms. Bogli recognized Mr. Spadaccini and Mr. Farina for the purposes of comment. Mr. Farina acknowledged that he and Mr. Spadaccini had had a disagreement at the previous meeting. He said they were deeply sorry and that they respected one another. Mr. Spadaccini agreed, and the two shook hands.

Distribution of Redevelopment Agency Rules of Procedure

Copies of the Rules of Procedure were distributed to Agency members. Ms. Bogli said this document, which includes a code of conduct, was written about a year ago. She asked members to review the document for possible discussion at a future meeting.

Executive Session to Discuss Real Estate Negotiations

Ms. Knybel moved to enter executive session at 7:36 a.m. to discuss real estate negotiations. Mr. Sweet seconded the motion and all members voted in favor. The Agency came out of executive session at 7:59 a.m. No decisions were made.

Update on Center Springs Park entrance bidding process from Town Engineer

Mr. LaMalva noted that a question had been raised about whether or not Town staff would do portions of the work for the new Center Springs Park entrance on Broad Street. Having the

Town do a portion of the work would likely delay completion of the project until fall 2017, since Town crews are committed to other projects during the spring of 2017. Mr. LaMalva said that, rather than delaying the project in order to save a small amount of money, the Town could include landscaping in the bid as a turnkey package. He said he hoped to have the project out to bid to get started around April 1<sup>st</sup>, 2017. Several Agency members agreed with this approach, whereas utilizing Town Staff would likely not result in significant savings.

Mr. LaMalva gave a summary of the tentative schedule for the project. He hoped to submit Planning and Zoning Commission applications for erosion control and a wetlands permit in December, to be on the second PZC agenda in January 2017. After that, the Town would advertise for construction and hopefully open bids toward the end of February. A preconstruction meeting would likely take place in March, and Mr. LaMalva hoped work could begin in April. The project would take two or three months, so he estimated a ribbon cutting could take place in June or July.

In response to a question, Mr. LaMalva said that the lighting of the bridge would be a separate project.

Mr. Spadaccini noted that the powerline running across the bridge detracts from its appearance, and asked about the potential cost of burying the power line there. Mr. LaMalva said the line is a primary feed to the hospital and burying it would likely be expensive. He did not have pricing information for burying it. Mr. Farina offered to reach out to his contact at Eversource, in order to get an answer to this question.

Since some protective fencing will be needed for the project, Mr. LaMalva showed the Agency members a photo of some timber rail fencing that has been used elsewhere in Town. Ms. Bogli asked if the protective fencing would tie in with the entrance on Broad Street. Mr. LaMalva said there was no fencing planned near Broad Street because there was no practical need for it, but it could be incorporated if desired for aesthetic purposes.

In response to a question from Mr. Sweet, Mr. LaMalva confirmed that the Agency would get to see a complete set of plans when they are submitted to the Planning and Zoning Commission.

Ms. Bogli asked about the cost estimate for the project. Mr. LaMalva said he expects it to still be around the original estimate, \$270,000, but he would have a more updated number once final plans are complete.

Ms. Knybel asked if solar powered lights had been considered. Mr. LaMalva said the lighting for this project was only for the parking lot, and those lights would be the same type as the newer lights on Broad Street.

Mr. Schneider asked if Town staff could repaint the yellow posts across the street from the park, on the former Parkade site. Mr. LaMalva said he would look in to this request.

Ms. Bogli said she had been asked whether the entrance to the park was public property that people could use to access the park. Mr. Anderson said until the area is under construction, it could be used to access the park on foot.

#### Other Business

Mr. Anderson distributed copies of a draft meeting schedule for February 2017 through January 2018. Ms. Bogli moved to adopt the meeting schedule as proposed. Ms. Knybel seconded the motion and all members voted in favor.

Ms. Bogli said Mr. Pellegrini had sent the Agency a thank you note for his retirement gift. She passed the note around for members to read.

Ms. Bogli asked if Planning Department staff could update the Redevelopment Agency member list, noting that Mr. Pellegrini's name was still listed and that some members' contact information was incomplete or incorrect. Mr. Anderson said staff would email the current list to Agency members so they could reply with any necessary corrections to their contact information.

#### Adjournment

Mr. Sweet moved to adjourn. Ms. Knybel seconded and all members voted in favor. The meeting adjourned at 8:17 a.m.