

**REDEVELOPMENT AGENCY
MEETING MINUTES
APRIL 21, 2016 – 7:30 A.M.
LINCOLN CENTER HEARING ROOM**

Members Present: Terry Bogli, Secretary; Michael Darby, Gary Sweet, Louis Spadaccini, Steve Carter, Aaron Wlochowski, Stephanie Knybel, Jim Williams

Members Absent: Timothy Devanney, Chair; Robert Schneider, Vice-Chair; Aaron Ansaldi, Michael Farina, Tricia McMann

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

Ms. Bogli acted as Chair and called the meeting to order.

Adoption of Minutes of April 6, 2016

Mr. Sweet moved to adopt the minutes of April 6, 2016 as written. Mr. Carter seconded the motion and all members voted in favor.

Hockanum River subcommittee presentation of their concept for Bigelow Brook Greenway

Mr. Pellegrini introduced Jonathan Mercier and Doug Smith from the Bigelow Brook Greenway Committee to share their ideas about the Bigelow Brook portion of the greenway. Mr. Mercier said Bigelow Brook is a huge, untapped natural resource that the Parkade redevelopment should take advantage of.

Mr. Smith said the Parkade should be developed into mixed-use with a substantial residential component so people can live there and take advantage of the surrounding facilities such as retail and restaurants. This would maximize the use of the greenway, he said. The Greenway Committee previously recommended a formal multi-use greenway which could extend to Center Springs Park, tie into the Cheney Rail Trail, and cross Middle Turnpike, Mr. Smith said.

Mr. Mercier said there are three components to developing Bigelow Brook for better public use. First, the Bigelow Brook Greenway would be a paved, level, 6-8 foot wide path along the brook on its north side. Second, a 1.4 acre town-owned parcel past the cinemas should be turned into a small public park. Third, a walking trail on the south side of the brook should be incorporated. Mr. Mercier said the Greenway Committee proposed and would be willing to construct a pedestrian bridge from Green Manor Boulevard west of the cinemas into the 1.4 acre town-owned parcel. The land that would be used for the proposed walking trail is privately owned and easements would be needed, he said. Assuming the necessary permissions are acquired, the Committee would be willing to build the trail and could finish it in fall or in 2017, Mr. Mercier said.

Mr. Mercier said there is a walking trail through the Purdy Nature Park located across Middle Turnpike that is not heavily used and is currently maintained by the Manchester Land Trust. From Adams Street to Hilliard Street, there is no path along the brook and Mr. Mercier suggested the greenway should use the sidewalks on Adams to the intersection with Hilliard Street, and then up Hilliard Street. Halfway up Hilliard Street is Hilliard Trail, a small public park. A greenway could be put in along New State Road toward Middle Turnpike, going across I-84 and connecting with the existing bikeway by the apartments there, Mr. Mercier said. Alternately, there are existing trails along the Hockanum River.

Mr. Mercier summarized the Greenway Committee's belief that the Parkade development should be residential multi-use and include a greenway, with Bigelow Brook as a central feature. Second, the greenway could fit into a bigger picture that would connect with the Cheney Rail Trail, Center Springs Park, the East Coast Greenway, and out to Main Street along Hartford Road.

Mr. Sweet said development at the Parkade will require a minimum of 50' between the brook and any development or driveways and will require stormwater management. Mr. Darby said the Agency agrees the brook and greenway are valuable, and LiveWorkLearnPlay sees a connection with Center Springs Park and the trail system as a huge asset for the Parkade parcel. It's still uncertain what the development will be, but the Agency won't let something happen that will detract from the brook or greenway, he said.

Mr. Mercier said he would like to share his presentation with LWLP and Mr. Pellegrini offered to send it to them. Mr. Mercier indicated he would prefer to send it directly.

Demolition of the Building at 363 Broad St. and Related Site Planning

Mr. Pellegrini said a formal decision was needed from the Agency about removing the building at 363 Broad Street. After that, a hazardous materials study and demolition specifications would be needed, the demolition would be put out to bid, and a contractor would be hired, he said.

Mr. Spadaccini moved that the Agency recommend the demolition of the building at 363 Broad Street. Mr. Sweet seconded the motion.

Ms. Knybel noted LWLP was going to get back to the Agency with their thoughts after touring the building. Mr. Pellegrini said Kiran Marok of LWLP told him they agreed the building was not an asset and should be demolished.

Ms. Knybel said she received a proposal from a member of Friends of Center Springs Park who suggested the building could be used as a café and a rental center for snow shoeing and disk golf. Ms. Knybel provided a drawing prepared by the member to Agency members. Mr. Sweet said he was initially in favor of saving the building, but after touring it he decided it wouldn't make sense financially. Ms. Bogli agreed, and Ms. Knybel said she also agreed but felt she should share this idea. Mr. Spadaccini said demolishing the building is the next logical step to clean up the Broad Street area, and the Agency can consider whether a building is needed on the property at another time. He added that there is already a lodge in Center Springs Park, and more

buildings would mean more maintenance cost and staff needs. The Chair called for a vote and all members voted in favor of the motion.

Regarding the kitchen equipment in the building, Mr. Shiel said after a walkthrough with the Health Department and the Chief Building Official the consensus was that much of the equipment was no longer usable. However, Park staff said they would like one of the ice machines and one of the stainless steel tables. Their recommendation was to contact kitchen supply companies and set up a bid process to dispose of the equipment. Mr. Sweet asked if the timber could be recycled and Mr. Shiel said he was told the cost of getting the timber out is cost prohibitive. Mr. Pellegrini said demolition contractors typically salvage what they can. Mr. Sweet suggested showing the timbers to the contractor ahead of time so he could take their value into account. Ms. Bogli said it would be interesting to save one of those old timbers for the entrance for the park. Mr. Pellegrini said he would ask the General Services Director about including those kinds of provisions in a demolition specification.

Mr. Pellegrini said there should be an interim landscaping park entrance treatment plan for the property after the building is gone and he encouraged Agency members to think about that. One idea was to do minimal landscaping, clean the site up and put in a lawn and a stone-dust path and park and trail sign, he said. Ms. Bogli requested that Staff put a proposal together to discuss at a future meeting. Ms. Knybel suggested adding a crosswalk on Edgerton Street from the bridge to Center Springs Park.

Ms. Knybel asked if the cost of the demolition would come out of the Agency's budget and Mr. Pellegrini said he assumed it would, as part of the redevelopment project. However, the Agency could talk to the Board about it, because there has not been an appropriation for the demolition, he said.

Mr. Williams asked how the presentation by Mr. Mercier and Mr. Smith fit into the Parkade development. Mr. Pellegrini said Bigelow Brook runs through the Parkade property.

Other Business

Ms. Bogli said at the last meeting with LWLP it was suggested there should be a list of 100 things to do in the park or on the site as interim activation of the Broad Street parcel. She asked members to email their ideas to her or Mr. Pellegrini to compile a list. She added it would be helpful to have a calendar of events in Center Springs Park.

Adjournment

Mr. Darby moved to adjourn. Mr. Williams seconded and all members voted in favor. The meeting adjourned at 8:30 a.m.