



**TOWN OF MADISON  
CONNECTICUT 06443  
ECONOMIC DEVELOPMENT COMMISSION**

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DRAFT

Minutes of the regular meeting of the Madison Economic Development Commission held on November 8, 2007 in the Madison Town Campus

Present: Commissioners David Kadamus (arrived at 8:05 p.m.), Peter Thomas, Jim Ball, Jim Satterwhite (Arrived at 8:30 p.m.), Edwin Moore, Roberta Willenkin, Ryan Duques

Also present: Selectman Bill Gladstone

Peter Thomas called the meeting to order at 7:35 p.m. He noted that David Kadamus would be arriving later in the meeting.

3. New business.

b. **Discussion on the collection of survey participant phone numbers.** Peter Thomas provided Commission members with a copy of the list of downtown business and property owners. He noted that telephone numbers are not provided so he requested that each member take responsibility for looking up the telephone numbers for the business listed on one page each. Pages were assigned as follows:

Page 1	Peter Thomas
Page 2	Ryan Duques
Page 3	Jim Ball
Page 4	Roberta Willenkin
Page 5	Edwin Moore
Page 6	David Kadamus

Peter Thomas requested that members fax their page with completed telephone numbers to David Kadamus' office by the end of the week. Bill Gladstone recommended that the list be e-mailed to all members so they could insert the phone numbers and e-mail their page back.

c. **Status Report re: Bradley Road project. Planimetrics.** The Commission members reviewed the memorandum provided from Glen Chalder, Planimetrics, which provided a Bradley Road Status Report.

Edwin Moore requested that the Commission be provided with a copy of the scope of work for the project. Peter Thomas noted that this could be obtained from David Kadamus and recommended that the scope of work be compared with the project budget.

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

In response to a question by Jim Ball, Peter Thomas noted that they were unable to hire an intern that would be able to fit into the work load necessary for this project. Peter Thomas noted that the product needs to be more technically efficient so that it will be interactive which will allow the Town to change the model.

Peter Thomas reviewed the various resources, contractors and sub-contractors who have become involved in the project noting that when there are multiple levels such as this, communication issues will develop. Bill Gladstone noted that since the funding for the project came from the EDC budget, he agrees that it is important that the Commission remain updated and advised on the project status. Peter Thomas agreed noting that keeping the EDC involved in the process provides some consistency.

Peter Thomas recommended that consideration be given to whether the UConn questionnaire should be published in the local newspaper to provide an opportunity for businesses to obtain the questions in advance of their interview. Ryan Duques commented that he believes the newspaper would be interested in publishing the questionnaire. He also recommended that the Chamber of Commerce and appropriate civic organizations be advised of the questionnaire.

Edwin Moore recommended that an updated article on the Bradley Road Vision project be published to alert the public about the process that has occurred to date and to explain the survey process. Peter Thomas recommended that this part of the process be labeled as Bradley Road Vision Project Phase II to delineate it from the prior work that has occurred. As the project moves on he believes Phase III will include a review of the results of the survey. He recommended that the public be encouraged to come to the Commission to provide their input. Edwin Moore suggested that the posting be made on the web site to advise the public that the Commission will be discussing the Bradley Road project. The public can be encouraged to post questions on the web site with an understanding that they would be addressed at the next EDC meeting. Jim Ball agreed that he would obtain a list of the questions posted on the Friday before a meeting so they can be distributed for consideration by the Commission at its regular meetings. Bill Gladstone agreed to arrange for the information to be included on the web site.

Peter Thomas summarized the next steps in the project as follows:

1. Members should critique the web site and recommend ideas to make improvements.
2. A press release should be published on Phase II of the project.
3. There should be a review of the scope of work with a comparison made on the project timeline and budget.

1. Public Comments. There were no items discussed under public comments.
2. Distribution and approval of minutes. On motion made by Jim Ball, and seconded by Edwin Moore, the Commission voted unanimously to approve the minutes of the regular meeting of October 11, 2007 as submitted.

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

3a. **EDC members review of coded lists for UCONN, CSRA, Survey of Business Owners, Bradley Road Vision Study.** Commission members were provided with specific sections of the Survey of Business Owners and were asked to provide their input on responses that should be included on the coded lists. Questions were reviewed and input was provided as follows:

- 5) **What do you like most about Downtown Madison?**
  - Tuxis Pond
  - Small shops
  - Locally owned businesses
  - Library
  - Free and easy parking
  - Diverse services and shopping
  - The small scale with short walking distances
  - Aesthetics of the building
  - Wall Street
  - The bookstore
  - The Post Office
  
- 6) **What needs to be improved about Downtown Madison?**
  - Sidewalks
  - Median dividers, brick crosswalk improvements
  - Parking
  - Traffic
  - Lack of rest rooms
  - Traffic too fast
  - Lack of shared parking
  - Inability to use Tuxis Pond
  - Exiting CVS and Starbucks parking lot
  - Lack of waste water treatment system for downtown area
  - Buildings could be denser
  - Mix of business and residential use
  
- 7) **What, if any, unique qualities of Madison, as a Town, would you most want to make sure are preserved with any possible future economic development?**
  - Small scale – absence of big box development
  - Historic
  - No franchises
  - Type of businesses/feel of businesses
  - Architectural standards
  - Easy free parking and small walking scale
  - Downtown library

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

- 8b) **What was the main reason for this move?**  
 Location  
 Parking  
 Sewers  
 Property Value  
 Lack of handicapped access  
 Train access  
 Zoning regulations  
 Square footage limitations
- 12b) **You mentioned that overall you were not satisfied. What was the main reason you were not satisfied with the permitting process with the Health Department?**  
 Waste water capacity issues  
 Delays, cost of permit process  
 Multiple hearings  
 State and local standards  
 Confusing hearing and appeal process
- 13b) **You mentioned that overall you were not satisfied. What was the main reason you were not satisfied with the permitting process with the Fire Marshall?**  
 Same as 12b)
- 14b) **You mentioned that overall you were not satisfied. What was the main reason you were not satisfied with the permitting process with the Building Department and Building Official?**  
 Same as 12b)
- 15b) **You mentioned that overall the Land Use office was not helpful. What was the main reason you found them to not be helpful?**  
 Same as 12b)
- 16b) **You mentioned that overall you were not satisfied. What was the main reason you were not satisfied with the Planning and Zoning Commission?**  
 Lack of standards  
 Arbitrary approval process  
 Lack of consistent enforcement of standards  
 Subjectivity/floating zones used to prevent development  
 Property owner rights to develop are denied  
 Same as 12b)

Edwin Moore  
 James Satterwhite  
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David Kadamus – Chairman  
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 Jim Ball – Secretary

- 17b) **Why do you believe that the Zoning regulations are not fairly and consistently applied to applicants?**  
 Perception of inconsistent application of standards – give example  
 Appointed not elected Board  
 Perception of favoritism – give example
- 18d) **You mentioned that overall you were not satisfied. What was the main reason you were not satisfied with the ACCA (AK-KAH’)?**  
 Subjectivity of standards  
 Standards are costly  
 Outdated standards
- 19d) **Why do you believe that these regulations are not fairly and consistently applied to applicants?**  
 Same as 17b)  
 Same as 18d)
- 28b) **If your waste water capacity increased, how would your business or property change?**  
 Improved services  
 Additional services  
 Add more residential units  
 Increase intensity of use  
 Competition

4. Other new business. Bill Gladstone provided an update on the train station project. He noted that Phase I has been delayed due to soil issues. They are projecting completion of the new station for late spring 2008. Phase II of the project will include the tiered parking structure and the up and over walkway.

Peter Thomas recommended that the Police Department be advised of the spring 2008 projection so they can make plans for a change in traffic patterns.

David Kadamus noted that a document was received from the First Selectman requesting EDC review and input regarding possible regional project ideas to include in the Regional Growth Partnership’s Regional Economic Development Plan. The plan is updated every 5 years and projects must meet specific criteria. Edwin Moore noted that New Haven and Wallingford have recently held their dues contribution to the RGP. David Kadamus agreed to send a copy of this correspondence to all members and requested that they think about possible ideas for discussion at the next meeting. Possible ideas to consider include expansion of public transportation, acquisition of the Amtrak site for development, development of Tuxis Pond as a regional recreational facility and the Greenway Trail.

Edwin Moore  
 James Satterwhite  
 Ryan Duques  
 Roberta Willenkin

David Kadamus – Chairman  
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Bill Gladstone recommended that a discussion on affordable and adult community housing be included on the agenda for a future meeting.

A motion was made by James Ball and seconded by Robert Willenkin to adjourn the meeting at 9:30 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be held on December 13, 2007, 7:30 p.m. at the Madison Town Campus.

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Terry Holland-Buckley  
Clerk

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary