



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

Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, February 8, 2007, at 7:30 p.m. Madison Town Campus.

Present: Commissioners David Kadamus, Jim Ball, Peter Thomas, and Edwin Moore

David Kadamus called the meeting to order at 7:30 p.m.

1. **Public Comments.** There was no discussion under public comment.
2. **Approval of Minutes** On a motion made by Peter Thomas, and seconded by Jim Ball, the Commission voted unanimously to approve the minutes of the regular meeting of January 11, 2007 as submitted.

3. **OLD BUSINESS**

Appointment of Representatives re: P & Z subcommittee.

David Kadamus noted that he is recommending that Peter Thomas and James Satterwhite be the Economic Development Commission representatives to the Planning and Zoning sub-committee. He will serve as the alternate so will plan to attend as many meetings as possible. Peter Thomas commented that he believes this is a critical sub-committee.

On a motion made by Jim Ball, and seconded by Edwin Moore, the Commission voted unanimously to approve the appointment of Peter Thomas and James Satterwhite as regular members and David Kadamus as an alternate member to the Planning and Zoning sub-committee.

David Kadamus noted that the EDC budget was completed and submitted on time. He has a calendar of the Department budget hearings available if any member would like to attend the EDC hearing.

Edwin Moore commented that he has been attending the joint meetings with the Zoning Committee where they have been reviewing the commercial regulations. The regulations are close to being finalized as of the last meeting and he expects that they will be completed by the end of March. He believes that these regulations could have an impact on Bradley Road so they should be brought to the attention of Plainmetrics

Peter Thomas noted that Plainmetrics is aware of the regulations. Peter Thomas further commented that he believes there is a need to clarify the concept of commercial vs. a floating zone. He also believes

Edwin Moore
James Satterwhite
Pamela McKinnon
Roberta Willenkin

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

that the Economic Development Commission needs to be involved to make sure that there is clarity for commercial developers. Peter Thomas requested that Edwin Moore keep the Commission member advised if there is any more talk about a floating zone.

Jim Ball provided members with a copy of the Draft Regulations and Map regarding the Commercial Districts.

Peter Thomas noted that on February 15th there will be a discussion on Mr. Matthew's Highway Economic Development Service District zone request discussed at the January EDC meeting. At this meeting the Commission had simply listened to the proposal but did not take any action. He noted that there will be discussion on an alternate proposal for a senior housing development. He recommended that the Town make a determination of what services are most needed in the Town. David Kadamus commented that the role of the EDC is to determine the net economic value of a project. He noted that the Commission has requested specific information regarding the economic impact of this proposed project, however, it has not yet been received. Peter Thomas commented that he believes this is an important meeting. Jim Ball noted that he will plan to attend the meeting on February 15.

Edwin Moore noted that the Town has received a grant for Railroad and there has been a meeting with the Town Engineer regarding the sewage pipe for this road. David Kadamus noted that this project has been submitted as a part of the budget for next year.

4. NEW BUSINESS.

a. Bradley Road/Downtown Development Support Plan.

David Kadamus noted that there had been a meeting today and there was a walk of Wall Street and then the meeting at the Town Hall. There was discussion on how to create a zoning strategy that allows for change as an individual moves back further into the zone. The proposal that was moved forward was for Plainmetrics and Yale Urban Design to develop a series of design guidelines that would affect a design for a look and feel for Wall Street. This feel is different depending on whether an individual is looking east or west. The project will take between 4 to 6 weeks to develop and they will come back to the EDC representatives for an economic analysis.

David Kadamus reviewed an aerial map of the Wall Street area noting that many properties are long and narrow and many adjacent properties are owned by the same person. There will be some consideration of combining parcels for zoning purposes. There will also be a process for design guideline review with an economic review. Peter Tomas recommended that the regulations be circulated to the EDC for review at the March meeting.

David Kadamus noted that he will be following through with the University of Hartford, University of New Haven, Quinnipiac University and University of Connecticut for recruiting an intern.

Jim Ball noted that there will be a budget workshop in the Town Campus building during the same time as the Commission's March meeting so the next EDC meeting will be held at the Memorial Town Hall. He will post the location change with the Town Clerk.

Edwin Moore
James Satterwhite
Pamela McKinnon
Roberta Willenkin

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

David Kadamus noted that there was a letter to the Editor in the Shore Line Times regarding Madison Landing. He noted that many of the statements that were made do not follow the EDC's findings and he suggested that a response would be appropriate. The Commission members agreed that a point by point rebuttal to this letter should be submitted. David Kadamus agreed to draft a response and forward it to the Commission members for review once it has been reviewed by the Commission members he will submit a letter to the Editor from the Economic Development Commission. .

b. Discussion re: potential new Commissioner of EDC.

David Kadamus noted that two individuals, Micky Schon and Robert Speziale, have come to his attention as possible replacements for Pam McKinnon's position on the Economic Development Commission. A resume on these individuals will be provided as the process moves forward.

5. **EXECUTIVE SESSION.** There was discussion under executive session.

On a motion made by Peter Thomas, and seconded by Jim Ball, the Commission voted unanimously to adjourn at 8:45 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be held on March 8, 2007, 7:30 p.m. at the Memorial Town Hall.

Terry Holland-Buckley
Clerk

Edwin Moore
James Satterwhite
Pamela McKinnon
Roberta Willenkin

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