



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

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

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

David Kadamus called the meeting to order at 7:40 p.m. He noted that Bill Gladstone will not be present at the meeting due to a schedule conflict with a budget meeting.

1. Public Comments. There was no discussion under public comments.
2. Distribution and approval of minutes. On motion made by Peter Thomas, and seconded by Jim Ball, the Commission voted to approve the minutes of the regular meeting of February 8, 2007 as submitted. David Kadamus, Jim Ball, Peter Thomas and Edwin Moore voted in favor of the motion and Jim Satterwhite abstained.
3. Old business.
 - a. **Progress report on Appointment of new Commissioner of EDC.** David Kadamus noted that he has not received an update from either the Board of Selectmen or the Town Committee regarding a recommendation for a new commission of the EDC.
 - b. **Progress report Intern Support for EDC.** Mr. Kadamus noted that the Commission is looking at several schools for an individual to serve as an intern for the Commission for 20 hours per week at \$12/hour. The intern will be responsible for surveying both business owners and property owners.

Peter Thomas recommended that the Commission consider allocating adequate funds to offer the intern increased hours in the summer. David Kadamus noted that the Commission needs to wait to see if funds from the current fiscal year can be rolled to next year for the intern. This will be especially important if the new budget request is not approved as submitted since there are funds in the 07-08 budget for the intern.

Peter Thomas noted that thought will need to be given to where the intern will physically be located to give them access to a computer and phone. David Kadamus commented that the goal will be for the intern to visit and survey the maximum number of residents and commercial property owners to be able to receive the maximum input possible.

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

4. New business.

e. **Bradley Road/Downtown Development Support Plan.**

i. **Joint Committee Report for review and imprint.** David Kadamus provided a memorandum updating the Wall Street planning with P&Z and ACCA. He noted that on February 8th the joint sub-committee on planning for Wall Street and the downtown area met with Glenn Chalder of Planimetrics and Alan Plattus of Yale Urban design to begin the process of planning for the long term development of the Wall Street area. They first walked Wall Street and then held a meeting at the Town Hall. He outlined three planning goals that were developed including encouraging a retail front for the buildings on Wall Street, encouraging larger and greater density of buildings in the back of parcels and preservation of visual lines. David Kadamus also reviewed a work plan of 7 items with task 1, develop design guidelines and task 2, document an "outcome" for the area to be completed in early March.

Peter Thomas noted that a number of buildings have vinyl siding. There have been discussions on alternate siding materials that would be seen as fitting in this area.

Peter Thomas reviewed a map of the Wall Street area noting how P&Z and ACCA are open to the idea of only providing for a maximum of two levels close to the street and providing for greater density further back in the lots. They are aiming for a meeting on March 29 with the Planning and Zoning Commission with a preliminary presentation by Planimetrics to review the 7 points in the work plan. The next step will be to work on proposals.

ii. **Bradley Road and Wall Street Joint Meeting Subcommittee.** David Kadamus noted that he will print out the consolidated zoning regulations of the Town of Avon and send them out to the members for reference. Their regulations allow for consolidated parcels for zoning purposes.

b. **Madison landing re: Letters in the Source and Shoreline Times. Proposed point by point draft rebuttal.** David Kadamus noted that at the last meeting the Commission had discussed a letter to the Editor in the Shore Line Times regarding Madison Landing. The Commission members were concerned that many of the statements that were made did not follow the EDC's findings and had suggested that a response would be appropriate. The Commission members agreed that a point by point rebuttal to his letter should be submitted and he had agreed to draft a response for Commission review showing that the project has an economic value to the Town. David Kadamus noted that he was not yet able to draft a response but will work on it and have it available for the April meeting.

Peter Thomas commented that he believes the response should let the community know inaccurate statements have been made. Residents should be encouraged to actually read the study in its entirety.

Jim Satterwhite commended that if there is a problem with misinterpretation, then perhaps it is time to upgrade the report.

David Kadamus agreed to write the letter and distribute it to the members.

Jim Ball handed out a copy of an e-mail from Helen Burland regarding the study summery. She indicated that the two studies that were authorized in the fall have been completed and she attached a summary of the

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Academy Study. The Senior Center/Ambulance Garage study is also complete and will be discussed at the Selectmen's Meeting on March 12th.

Peter Thomas commented that there seems to be a real public push for Town facilities at this time including schools, a senior center, ambulance garage and the library. With all of these projects needing Town funding to move forward, he is concerned about funding that will be needed for economic development activities. There will be a need for between \$5-\$8 million for treatment plants and other activities for the Bradley Road property development.

c. Proposed Development re: Hotel and Restaurant, New Road site. Report on Presentation to February Meeting of Planning and Zoning. David Kadamus noted that at the January 11 Economic Development Commission meeting John Matthews had given a presentation on a project that he believes fits into the Comprehensive Plan of Development. The project included a hotel on the north side of New Road and a restaurant on the south side of New Road. The project went to the Planning and Zoning Commission last week.

Jim Ball noted that he had attended the Planning and Zoning Commission meeting and John Matthews did the same presentation that he had made to the EDC. The PZC reviewed the draft zoning regulation proposed for this project. There was some opposition expressed with some people pushing for senior housing on this site. Some property owners in the area had negative comments also. The developer has not yet completed a market analysis for the project. The Planning and Zoning Commission did not take a position. He will request a copy of the minutes from this Planning and Zoning Commission meeting.

David Kadamus noted that members were provided with a copy of a presentation made at the Planning and Zoning commission meeting on February 15, 2007 by BL Davis. Data was presented which BL Davis believes shows that senior housing would be more beneficial to the Town than commercial development on the New Road property. David Kadamus commented that he does believe BL Davis has looked at all of the factors in his analysis.

The Commission members discussed whether it would be appropriate for the Commission to conduct a market analysis to help make a determination on which project would be in the best interest of the Town. This analysis would assist the Commission in determining whether to support the proposed development or senior housing for this site. He noted that he had done some rough calculations that show that the project could produce approximately \$600,000 in tax revenue.

David Kadamus noted that he will draft a letter to Planning and Zoning with the EDC's analysis that will detail the economic impact of the proposed development concept at 155 New Road and the draft letter will be circulated to the Commission before sending to Planning and Zoning.

d. Progress Report re: P&Z Commercial District Subcommittee Draft Regulations and Map. David Kadamus noted that the Commercial District Subcommittee draft regulations have been completed and will be presented to the Planning and Zoning Commission at their May meeting. The report is proposing commercial districts and transition districts with residential areas. He reviewed the map of the area which tries to bring different land uses into the area. Edwin Moore noted that he had attended a number of the meetings.

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Pamela McKinnon
Roberta Willenkin

David Kadamus – Chairman
Peter Thomas – Vice Chair
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5. Executive Session. A motion was made by Peter Thomas and seconded by Edwin Moore to adjourn to executive session at 9:20 p.m. The motion was unanimously approved.

A motion was made by Peter Thomas, and seconded by Edwin Moore to adjourn to open session at 9:25 p.m. The motion was unanimously approved.

A motion was made by James Satterwhite and seconded by Edwin Moore to adjourn the meeting at 9:25 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be held on April 12, 2007, 7:30 p.m. at the Madison Town Campus.

Terry Holland-Buckley
Clerk

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d. **Housing Issues.** It was agreed that the housing issues item will be held off for discussion at the next meeting.

Jim Ball noted that the minutes for the March 29th special meeting of the Planning and Zoning commission will be posted on the town web site.

A motion was made by James Ball and seconded by Robert Willenkin to adjourn the meeting at 9:50 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be held on May, 10, 2007, 7:30 p.m. at the Madison Town Campus.

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