



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

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Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, April 10, 2008, at 7:30 p.m. Madison Town Campus.

Present: Commissioners David Kadamus, Jim Ball, Peter Thomas, Ryan Duques; Ron Clark, Terry Macey, Chris Poulet, Planning and Zoning Commission; Glenn Chalder, Plainmetrics; Mark Arigoni, Todd McCann, Milone and MacBroom

David Kadamus called the meeting to order at 7:40 p.m.

1. **Public Comments.** There was no discussion under public comments.
2. **Approval of Minutes** After review of the minutes of the regular meeting of February 14 the following correction was made:

Page 1, Item 3, first paragraph, Mark Arigoni should be listed with Todd McCann as providing background information on the involvement of Milone and MacBroom in the Bradley Road Study.

On a motion made by Jim Ball, and seconded by Ryan Duques, the Commission voted unanimously to approve the minutes of the regular meeting of February 14, 2008 as corrected.

3. **Presentation by Milone & MacBroom**

Mark Arigoni was present to provide an updated report on the Master Plan for Bradley Road. Mr. Arigoni noted that Milone & MacBroom is a sub-consultant to Planmentics. Their tasks included establishing a good base map with accurate topography which was accomplished utilizing an aerial photograph from March, 2004. Their next task was to take the information from the Bradley Road Vision Study and apply what was envisioned to the base map. They were able to develop two concepts which were presented at the last EDC meeting for Commission comment and input. The EDC input has been incorporated into a new concept which is being presented this evening.

Mark Arigoni highlighted the following features and changes included in Concept B which was used as the base:

1. The rail station building and parking lot
2. The wetlands boundary

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Peggy Lyons – Secretary

3. The roads, existing building and proposed buildings or additions
4. The existing and proposed access circulation and parking for The Hearth
5. The elevated boardwalk with connection points. Consideration will be given to possible establishment of an invasive plant species maintenance program.
6. Water access points
7. New buildings at Railroad, Wall and Bradley Roads
8. Reorganization of the parking lot behind the post office.
9. The Bradley Road area with two travel lanes, an 8' back-up safety zone and diagonal parking spaces.
10. An additional 716 parking spaces added to the 1200 existing spaces, not including the train station.
11. Additional buildings on the east side of Wall Street
12. The establishment of cross easements to create a greater footprint and increased parking.
13. The establishment of a development fund which will provide an opportunity for property owners to contribute.

Peter Thomas noted that the substation is being considered for underground location to prevent a site line problem. He further commented that the development of this area is a long term evolutionary process. He noted that the area currently controlled by the federal government cannot be developed until they are satisfied with the rail road parking situation. Peter Thomas commented that the Commission needs to look at the plan as it relates to how this area will look in the future and how the Town can help direct development to be consistent with the plan. Since development is going to occur, it is important to have a vision and a plan of how to move toward that vision.

Glenn Chalder commented that a meeting had previously been held with the property owners and area residents and he feels they will be excited about this opportunity for positive development and will provide support.

Terry Macey commented that one concern related to the development of the walkways with stations is a potential problem with litter, however, the more people who are encouraged to walk and be present in this area, the less chance of a litter problem.

David Kadamus questioned how the Commission and project should move forward with the plan. Ron Clark noted that a part of the next step is further discussion on septic issues including capacity of existing systems and a waste water treatment plant. David Kadamus noted that the Water Pollution Control Authority has indicated its agreement with the water treatment plant concept. If the plan is approved without a treatment plan, there would have to be a limitation on dining capacity at each facility. Chris Poulet commented that she believes it is important to be able to have the opportunity to propose buildings that might have a higher water use need.

Peter Thomas commented that another step is for the Commission to review the results of the survey of what businesses envision for this area and then go out to the Town as a whole for their input.

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

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In response to a question regarding the status of the survey conducted by UConn, David Kadamus noted that they are currently processing the results and will have them available for the May meeting. He commented that the survey should serve to drive the discussion on the area needs and how they can be addressed. This public input will be important in helping the Town determine where to head while moving forward with development in the village and downtown area. Chris Poulet commented that it will be important for the Town to hold another public comment meeting similar to the meeting held in March. David Kadamus noted that after the follow-up public hearing the comments can be incorporated and a better picture of what is possible can be developed.

Ryan Duques commented that the Chamber of Commerce has been following this process and they are supportive of the project.

Jim Ball commented that he believes the plan as presented is excellent and will benefit the Bradley Road area.

Mark Arigoni commented that would be very interested in staying involved in this project as it moves forward.

4. Discussion of Presentation to Board of Selectmen. David Kadamus noted that he had provided an update to the Board of Selectmen and they were very excited about the progress of this project. It was agreed that a joint meeting of the EDC, Board of Selectmen and Planning and Zoning Commission should be scheduled.

5. OLD BUSINESS. David Kadamus noted that the EDC budget will be submitted at \$7500 for next year, however, the funds will be pooled into a new central fund, Reserve for Planning.

Ryan Duques noted that he will send out to the Commission members, information on the web site.

6. 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 9:00 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be May 8, 2008, 7:30 p.m. at the Madison Town Campus.

Terry Holland-Buckley  
Clerk

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Peggy Lyons – Secretary