
TOWN COUNCIL MEETING

NOVEMBER 12, 2003

*****6:30 P.M.*****

******NOTE: WED. MTG. DATE DUE TO VETERANS HOLIDAY TUESDAY****
Council will meet in Town Council Office at 6:00 P.M. to Discuss
Strategy & Negotiations with Regards to Collective Bargaining**

AGENDA

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
 - a. Consider and Approve Tax Refunds (#370-391) Totaling \$7,379.89 - Asst. to the Tax Collector
 - b. Approve and Accept the Minutes of the October 14, 2003 Town Council Meeting
 - c. Consider and Approve the Donation of One (1) Sony LCD Projector and One (1) Personal Computer Totaling \$2,485 in Value from Gengras Motors, Meriden to the Department of Fire & Emergency Services for Use by the Department's Training Division
 - d. Consider and Approve a Resolution Authorizing the Mayor to File an Application with the State of CT. Dept. of Public Health for Available Funds through the "CDC Supplemental Grant For Bioterrorism Planning & Prevention" in the Amount of \$79,709.00 - Director of Health
 - e. Consider and Approve a Resolution Authorizing the Mayor to File an Application with the State of CT. Depart. of Public Health and Administer a \$1,000 Grant for Paramedic Training - State & Federal Program Administrator
 - f. Consider and Approve Accepting a Grant Entitled, "IDEA Silver Grant" in the Amount of \$50,000 - Board of Education Business Mgr.
 - g. Consider and Approve an Appropriation of Funds in the Amount of \$50,000 from State Grant Revenues Acct. to Program Expenditures Acct. in the IDEA Silver Grant Fund of the Board of Education - Board of Education Business Mgr.

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- h. Consider and Approve Accepting and Appropriating Grant Funds in the Amount of \$4,527 to Revenue Highway Safety Acct. #1050-050-5883 and to Police Overtime Acct. #001-2005-101-1400 in the Federal Highway Safety 2003 Expanded DUI Enforcement Grant Fund of the Department of Police Services Budget
 - i. Consider and Approve Designating an Oak Tree Located on the Parade Grounds to be Recognized as Wallingford's "Liberty Tree" through the Veterans of Foreign Wars and American Forests Program – Mayor
 - j. Consider and Approve a Transfer of Funds in the Amount of \$6,000 from Contingency, General Purpose Acct. #001-7060-800-3190 to Social Service Contribution – YSS Acct. #001-3070-600-6881
 - k. Consider and Approve an Appropriation of Funds in the Amount of \$6,000 to Local Match Acct. #207-1041-060-6000 and to Regular Salaries & Wages Acct. #207-3070-101-1000 – Youth & Social Services
4. Items Removed from the Consent Agenda
 5. PUBLIC QUESTION AND ANSWER PERIOD
 6. Discussion and Possible Action on Approving the Educational Administrators' Association of Wallingford (EAAW) Contract Effective 7/1/04 – 6/30/07 – Asst. Superintendent of Schools
 7. Report Out from the Caplan/Wooding Committee on a Summary of Findings and Recommendations with Regards to Potential Uses for the Town-Owned Former Caplan/Wooding Property – Caplan/Wooding Committee
 8. Consider and Approve a Transfer of Funds in the Amount of \$30,000 from General Purpose Contingency Acct. #001-7060-800-3190 and \$20,000 from Professional Services – Specialists Acct. #001-1320-901-9003 for a Total of \$50,000 to Professional Services – Lawyers Acct. #001-1320-901-9002 – Town Attorney

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9. Consider and Approve a Resolution with Respect to the Authorization, Issuance and Sale of Not Exceeding \$6,500,000 Town of Wallingford General Obligation Refunding Bonds, Authorizing Combining Into One Issue and Making Determinations with the Refunding Bonds any other Authorized but Unissued Bonds of the Town, and Authorizing Agreements for the Investment of Refunding Escrow and its Reinvestment over its Term
 10. Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes Pertaining to the Purchase, Sale and/or Leasing of Property – Mayor
 11. Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss Pending Litigation in the Following Matters:
 - a. Tilcon, Inc. v. Town of Wallingford Tax Appeal
 - b. Altschuler v. Town of Wallingford Tax Appeal
 - c. Partyka v. Town of Wallingford Workers' Compensation Matter
 12. Consider and Approve the Settlement of the Matter of Tilcon, Inc. v. Town of Wallingford Tax Appeal as Discussed in Executive Session
 13. Consider and Approve the Settlement of the Matter of Altschuler v. Town of Wallingford Tax Appeal as Discussed in Executive Session
 14. Consider and Approve the Settlement of the Matter of Partyka v. Town of Wallingford Tax Appeal as Discussed in Executive Session

TOWN COUNCIL MEETING

NOVEMBER 12, 2003

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Wednesday, November 12, 2003 (Veterans Day holiday Tues., Nov. 11th) in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:33 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Doherty, Farrell, Knight, Papale, Parisi, Rys, Toman & Vumbaco. Mayor William W. Dickinson, Jr., Town Attorney Janis M. Small and Comptroller Joseph Swetcky, Jr. were also in attendance.

A blessing was bestowed upon the Council by Rev. Dan Boisvert of the Beacon House Full Gospel Church.

The Pledge of Allegiance was given to the Flag.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#370-391) Totaling \$7,379.89 - Asst. to the Tax Collector

ITEM #3b Approve and Accept the Minutes of the October 14, 2003 Town Council Meeting

ITEM #3c Consider and Approve the Donation of One (1) Sony LCD Projector and One (1) Personal Computer Totaling \$2,485 in Value from Gengras Motors, Meriden to the Department of Fire & Emergency Services for Use by the Department's Training Division

ITEM #3d Consider and Approve a Resolution Authorizing the Mayor to File an Application with the State of CT. Dept. of Public Health for Available Funds through the

"CDC Supplemental Grant For Bioterrorism Planning & Prevention" in the Amount of \$79,709.00 – Director of Health

ITEM #3e Consider and Approve a Resolution Authorizing the Mayor to File an Application with the State of CT. Dept. of Public Health and Administer a \$1,000 Grant for Paramedic Training – State & Federal Program Administrator

ITEM #3f Consider and Approve Accepting a Grant Entitled, "IDEA Silver Grant" in the Amount of \$50,000 – Board of Education Business Mgr.

ITEM #3g Consider and Approve an Appropriation of Funds in the Amount of \$50,000 from State Grant Revenues Acct. to Program Expenditures Acct. in the IDEA Silver Grant Fund of the Board of Education – Board of Education Business Mgr.

ITEM #3h Consider and Approve Accepting and Appropriating Grant Funds in the Amount of \$4,527 to Revenue Highway Safety Acct. #1050-050-5883 and to Police Overtime Acct. #001-2005-101-1400 in the Federal Highway Safety 2003 Expanded DUI Enforcement Grant Fund of the Department of Police Services Budget

ITEM #3i Consider and Approve Designating an Oak Tree Located on the Parade Grounds to be Recognized as Wallingford's "Liberty Tree" through the Veterans of Foreign Wars and American Forests Program – Mayor

ITEM #3j Consider and Approve a Transfer of Funds in the Amount of \$6,000 from Contingency, General Purpose Acct. #001-7060-800-3190 to Social Service Contribution – YSS Acct. #001-3070-600-6881

ITEM #3k Consider and Approve an Appropriation of Funds in the Amount of \$6,000 to Local Match Acct. #207-1041-060-6000 and to Regular Salaries & Wages Acct. #207-3070-101-1000 – Youth & Social Services

Motion was made by Mr. Knight to Approve and Accept the Consent Agenda as Presented, Items #3a-k, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #4 Withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Gary Linsley, 520 Ward Street, Ext. wished to ask Mr. Knight a question.

Chairman Parisi replied that Mr. Linsley must ask the question through the Chair.

Mr. Linsley then asked Chairman Parisi to turn to his right and ask Mr. Knight why he is an "out and out liar."

Chairman Parisi replied, Mr. Knight informed me that he was not able to respond to you as quickly as he'd like due to business and the election pressures.

Mr. Linsley replied, he had sixty days.

Chairman Parisi replied, he will respond to you. He assured me.

Mr. Linsley replied, all I am saying right now is he is an out and out liar.

Chairman Parisi interrupted to say, we don't have that here. We don't have that language here. No one is a liar. You will treat this Council with respect or you will be out of order.

Mr. Linsley replied, I expect the same respect, sir.

Chairman Parisi replied, and you have been given it, sir.

Mr. Linsley answered, no I have not.

Chairman Parisi answered, yes you have.

Mr. Linsley replied, no I have not.

Chairman Parisi stated, if you continue, you are going to be out of order.

Mr. Linsley stated, the other thing we have here is, I am in the process of bringing an ethics charge against the Mayor.

Chairman Parisi answered, fine.

Mr. Linsley continued, now, he (Mayor) appointed the Ethics Commission so we have a problem; who do we go to?

Chairman Parisi stated that he did not hear the question.

Mr. Linsley repeated the question.

Mr. Farrell stated, the Mayor appoints the Board of Ethics per Town Charter.

Chairman Parisi stated, right, it's appointed by the Town Charter, that's right.

Mr. Linsley stated, they would have to reclude themselves then.

Chairman Parisi asked why they would have to remove themselves?

Mr. Linsley pointed out, he appoint the Board, how are they going to hear his...

Chairman Parisi stated, this is a question and answer period. The answer is that that commission is appointed by the Town Charter. That's the answer to it.

Mr. Linsley asked, so they don't reclude themselves even if he appointed them?

Chairman Parisi answered, no, I don't believe they have to, no. If you have a question about what I am telling you, I would advise you to talk to the Town Attorney's office and see what...

Mr. Linsley replied, they are all related so that becomes a problem as well.

Chairman Parisi answered, that's our system.

Mr. Linsley stated, please, let's drop that subject since we are not getting anywhere.

Chairman Parisi stated, does anyone else have a question right now?

Ted Curran, 26 Knollwood Drive stated, I would like to ask, from the last discussion, this is not just a question and answer period anymore. I understand that a taxpayer can make a statement and ask questions and have a discussion, rather than a question and answer period.

Chairman Parisi asked, where did you get that determination?

Mr. Curran answered, when you were in here and the last discussion that you had with another taxpayer in town who asked the question and brought records in that talked about that it is not just a question and answer period; that people who are taxpayers can make statements rather than just have it be a question and answer period.

Chairman Parisi replied, I don't recall making that ruling. I think I go by the Town Charter rules; by the Council rules.

Mr. Curran answered, I am sorry, sir. I think that a gentleman who is in the audience here spoke with you and it was discussed. He brought a lot of records in that went back over a number of years and this is not just a question and answer period...

Chairman Parisi interjected, it is a question and answer period.

Mr. Curran asked, you changed your ruling?

Chairman Parisi answered, I didn't change any ruling; that was his perception, not mine. My perception was, it's a question and answer period. O.K., you are wasting a lot of your time but go ahead.

Mr. Curran stated, you're telling me that I can't...

Chairman Parisi interrupted to state, you can ask a question.

Mr. Curran asked, I can't speak openly?

Chairman Parisi answered, you don't make a statement, no, no. If you're statement is part of your question and you need that to explain your question, that's certainly fine.

Mr. Curran answered, then I would like to make a statement. I would like to know if the inventory has been taken in the public school system; a question I asked almost a year ago.

Chairman Parisi asked, did you ask the school system that?

Mr. Curran answered, no, the school system reports to the Board.

Chairman Parisi asked, have you asked the Comptroller's Office that?

Mr. Curran answered no, I am asking you...

Chairman Parisi stated, wait a minute; just a minute; because that's where it goes. Their inventory report goes to the Comptroller's Office.

Mr. Curran replied, I am asking this, sir, and I respect you, o.k., based upon the item that was in the audit report that there was a deficiency in our last audit as to why an inventory was never taken of the assets of the educational system and the Mayor said to me, and I asked the cost of it, and I never got an answer back...

Chairman Parisi interjected, I understand what you're getting at now. Let's see if we can get an answer.

Mayor Dickinson explained, the question arose that there was not a current inventory. It was necessary for the audit. I believe that it is being finalized for the audit. I don't have the cost for it, that would be a Board of Education expense. I do not know what it cost for the physical inventory to be performed. There are aspects of it that still have to be completed and it will be completed as part of the audit.

Mr. Curran replied, I have been substituting at Lyman Hall and Sheehan, Moran and Dag for the last three years and I do not see any tag on any piece of physical equipment in any room I have ever gone into.

Mayor Dickinson answered, I don't know if they instructed those who performed the audit to tag all items. That would be usually a duty that might be part of the physical inventory. I don't know if that was part of it or not. Again, the Board of Education is in total control and custody of all matters regarding the school facilities. I don't have answers for those questions. I am informed that the audit information will be available with the audit as far as an inventory.

Mr. Curran replied, it is an ordinary procedure that when an inventory is taken that items are tagged. There are no tags on any equipment in any school that I have been in since I started substituting in Wallingford which is three years now.

Mayor Dickinson answered, I can inquire with the Superintendent but the question really is one for the school system, the Board of Education.

Chairman Parisi answered, that is what I was trying to get at. They conduct...

Mr. Curran replied, I am sorry, sir, but that is the same answer I got a year ago.

Chairman Parisi stated, if they are not doing it, I don't know where you do go.

Mr. Curran answered, well somebody had better know.

Chairman Parisi replied, but I don't run the Board of Ed, sir. It would be up to the Chairman of the Board of Education.

Mr. Curran asked, what is the line of responsibility from the Board of Education to the Council?

Mayor Dickinson answered, under state law, the Board of Ed is given statutory responsibility for education. They are elected and take full responsibility for the education program and facilities. There is no line of authority, really, from education to the Town Council or even for that matter, to the Mayor's Office. Matters under education are fully the responsibility of the Board of Education under state law. They generally, are willing to share information and provide insight, data, etc., regarding school programs, costs, etc., but there is not a line of authority from the Board of Education to the Council or any other authority. There may be to the State of CT.

Mr. Curran asked, who approves the money that is in the budget to run the Board of Education?

Chairman Parisi answered, we approve it. We approve the money but we have no jurisdiction over how they spend it and we certainly can't tell them how to keep their inventory. They should be following accepted procedures, if what they are saying; and I happen to agree with you, I think that is the normal procedure.

Mr. Curran stated, Mr. Chairman, the inventory hasn't been taken in eighteen years of the assets in the public school system in Wallingford. That was a point in the audit report.

Chairman Parisi answered, it's not quite that long because I happen to know that, believe me, it was done in a lot less time than that. Mr. Wilson, could you clarify this? Mr. Wilson is part of the school administration.

Mr. Wilson stated, I am not going to be able to clarify everything that's asked here but I know that the inventory was taken over the summer and in my office everything was tagged. I believe they finished it. Things may not be tagged because of a certain value that was determined at which things should be tagged. But I know that through July or even maybe the beginning of June, they went through the school system and everything, computers and furniture and everything with tags for the Central Office at Sheehan High School. As far as I know, I think it has been completed and had to because, obviously, it was one of the areas that came up last year. I am not sure what you are talking about, sir, but what we needed to do, we have done that.

Chairman Parisi asked, isn't that inventory filed with the Comptroller's Office, Mr. Swetcky?

Comptroller Joseph Swetcky answered, it will be filed with the Comptroller's Office, we are expecting, the end of November, the beginning of December.

Pasquale Melillo, 15 Haller Place, Yalesville presented a newspaper article to the Town Council Secretary to copy for all Councilors pertaining to investments of all types. He stated, conceivably, it is possible that it could affect the Town's pension investments.

Regarding the matter of the sale of the Wallingford Housing Authority property, Mr. Melillo stated that a lot of people are very concerned about the issue. They had no prior knowledge of the situation.

Chairman Parisi replied, the short answer is, we have no control over the Housing Authority. They are an entity of the State of Connecticut. We do appoint the commissioners and that, I think, is the end of our responsibility as I understand it. I was as shocked as you were when I read it in the paper.

Mr. Melillo suggested that an item be placed on the next Council agenda for a report out from the Housing Authority members and to extend an invitation to our state representatives so that people can ask questions.

Gary Linsley, 520 Ward Street Extension asked, why is it that there is only one department in town that has any concern for the public records and the way the public is treated when they come into the office?

Chairman Parisi asked, who is that department?

Mr. Linsley replied, I am referring to the Town Clerk's Office. They are the only one who treat people like normal citizens. If you go in there, they give you the right answers. If they don't have the answers, they refer you to (inaudible) or where ever that might be. The rest of the departments don't do that. Is there a reason?

Chairman Parisi stated, I don't know. Mayor, is there a reason for that?

Mr. Linsley asked, why are the rest of the people incompetent?

Mayor Dickinson answered, I think it is always; it is never wise to accept as truth what is raised in the question. I don't know that it is true that no one treats anyone fairly except the Town Clerk's Office. I really am at a loss to explain the answer.

Mr. Linsley asked, is it the administration's position that if someone asks questions, they don't have to answer them and to call the Police Department?

Chairman Parisi answered, I think that the majority of the Town departments, and I have had other people tell me, I know we are supposed to get special treatment and I sometimes wonder if that's true, but I have had, over the course of my time in public life and in government in this town, I have not had many problems in many areas based on complaints from people. Now, there are some that have gone on for an awful long time, I have to admit that, but the greater majority of the department heads get a good rating, as far as how they handle...I am saying based on complaints that I get.

Mr. Linsley stated, you should send me a questionnaire and I will give you an answer.

Chairman Parisi replied, you could be one of the negatives but I am just telling you that there are a lot of positives.

Mr. Linsley asked, when someone comes in and asks for public records, does this town have a plan or a response that they give everybody? How about this; "If you don't get out of my office, I will call the cops." I don't think that would go over too big.

Chairman Parisi answered, I think they will usually comply with the request. It does have to be based on the availability of staff to produce the records that you want. There is a state law.

Mr. Linsley asked, do we have a Town (inaudible)...everybody responds to public records?

Chairman Parisi answered, there is the Freedom of Information (Act) that has it set forth.

Mr. Linsley stated, half of them don't know what you are talking about when you ask them.

Chairman Parisi answered, I don't believe that.

Mr. Linsley answered, maybe the board should send out a memo that when people in this town ask for public records, to give them the correct response. The correct response is not, "get out of my office." It is not their office; it is the public's office

Chairman Parisi replied, I think that a lot of it is based upon how you conduct yourself when you approach the people that you are asking for the information.

Mr. Linsley answered, I don't have to beg for it, sir.

Chairman Parisi answered, I didn't say that you had to, but I think you have to be civil.

Mr. Linsley answered, I am civil.

Chairman Parisi answered, I didn't say that you weren't. We are just discussing...

Mr. Linsley responded... (inaudible)... to get the drift.

Chairman Parisi answered, I cannot answer you. I wish I had an answer.

Mr. Linsley asked, what about the Mayor? Can he answer it? Does he have a policy or doesn't he?

Chairman Parisi answered, there is a policy based on the Freedom of Information Act.

Mr. Linsley asked, is it in writing so these people can understand it?

Chairman Parisi answered, it is in writing for everybody.

Mr. Linsley commented, then maybe they should adhere to it.

Chairman Parisi replied, if you have a problem, call someone. I will go in with you if you want to see if I can help you out.

Mr. Linsley answered, I don't need you.

Chairman Parisi answered, evidently you do need me because you are not getting....

Mr. Linsley answered, I can handle it myself. As you can see I haven't been arrested yet.

Mr. Curran asked, I would like to know where the Little League is going?

Chairman Parisi answered, so would they. I think there's fields that will be available for them to play on.

Mr. Curran stated, because the last I heard they were working with the public utility but there was a problem with the overhead lines...

Chairman Parisi replied, there will be fields available for them to play on.

Mr. Curran answered, I know that for next year but I am talking long term.

Chairman Parisi asked, Mayor, do you know the long term plan? I am not aware of it.

Mayor Dickinson replied, long term; there will be fields for them to play on.

Mr. Curran stated, that's a very good answer.

Mayor Dickinson continued, they're not temporary fields. They will be fields that can be utilized for as long as there are players.

Mr. Curran asked, you will supply a local field but there is no plan presently to develop a development like Yalesville has for concession stands and ball fields. Is that what we are talking about?

Mayor Dickinson asked, if you are saying, are there plans for a complex? No, because we believe that if we create a complex for one league, to be fair, we should be planning a complex for all of the other leagues and there just is not the money for that kind of program. If you see the paper in Meriden, they are spending something like \$2.3 million on a complex for the Girls' Softball.

Mr. Curran asked, but how did Yalesville do it?

Mayor Dickinson answered, Yalesville was the beneficiary of Parker Farms School having closed. The fields there had been the school playground, really. The fields were turned over to the Recreation Department. The fields were expanded there that Yalesville makes use of. I believe the concession stand at that location dates back probably into the '70s at least. The school closed; the fields were all there and they were able to make use of them.

Mr. Curran asked, is it fair to say at this point then that the Town will supply the fields whether they be at the high school or whatever the present facilities are to allow the Little League to move ahead without any plans for a complex? You said fields would be supplied for the Little League to be able to continue in Wallingford.

Mayor Dickinson replied, that's correct.

Mr. Curran continued, they would be done by what ever existing fields we have without any plans being made for a new complex?

Mayor Dickinson replied, that's correct.

Mr. Melillo asked, has anything developed with regards to the American Legion property? That has been in limbo for quite some time.

Atty. Small replied, it is still pending in court.

Mr. Melillo recalled the "battle" that took place years ago with those residents who wanted a skate(board) park. He stated that he recently read in the newspaper how Cheshire got a \$100,000 grant for their skate park and asked, why is it that we can't get one?

Chairman Parisi answered, I don't know. They didn't even want it, the way I read it. It just fell into their lap. It is the strangest thing in the world.

Mr. Melillo asked, they didn't refuse it though, right?

Chairman Parisi answered, they would be foolish to.

Mr. Melillo thought that everyone in Town government should get together and try to do the same.

Chairman Parisi commented, I would never try to explain how money comes from the State of CT. Personally, I just don't understand how it does.

Public Question and Answer period was closed at this time.

ITEM #6 Discussion and Possible Action on Approving the Educational Administrators' Association of Wallingford (EAAW) Contract Effective 7/1/04 – 6/30/07 –Asst. Superintendent of Schools (Appendix I)

Motion was made by Mr. Knight to Approve Said Contract, seconded by Ms. Papale.

VOTE: Farrell abstained; all others, aye; motion duly carried.

Farrell abstained due to the fact that his aunt, Jean Mantzaris, is affected by the contract.

ITEM #7 Report Out from the Caplan/Wooding Committee on a Summary of Findings and Recommendations with Regards to Potential Uses for the Town-Owned Former Caplan/Wooding Property – Caplan/Wooding Committee (Appendix II)

Robin Wilson, Chairperson of the Caplan/Wooding Committee and Dave Smith, Vice Chairman of the committee reported out on the committee's findings. A power point demonstration was projected overhead for all to see.

Ms. Wilson recognized the members of the committee and thanked the Council for the opportunity to take part in such a daunting task. It has been incredibly educational and a very positive experience for all committee members.

The committee members were named as follows:

John Bradley
Jay Fishbein
Jonathan Gilchrist
John LeTourneau

Lauren Lettick
Charlotte Murphy
Rosemary Rascati
Caryl Ryan
Dave Smith
Lucille Trczinski

Ms. Wilson thanked all the committee members on the record for their diligent effort. It was a bit of a long haul but proved to be worthy in the end.

The charge assigned the committee was reviewed at this time:

“To develop a strategy for marketing the Caplan/Wooding property for private development and report a recommendation back to the Town Council and Mayor. In order to market the property, it is necessary to know what general use of the property is acceptable to the Town, therefore the committee shall make recommendations regarding use.”

Mr. Smith stated, the report represents consensus which is interesting considering the varied backgrounds of the citizens who engaged in the effort. What was particularly interesting is the research that was done to draw the findings. Essentially a group of committee members looked at other communities in the state, looked at what they had done with some central downtown areas; some larger and some smaller. A group researched the history of the site. We spoke to consultants who made presentations on various uses that they thought the site could support and other successful and sometimes unsuccessful uses in other communities. We spoke with developers who looked at the site and would give us their opinions about what would be financially feasible and market-sensitive. The committee spoke with adjacent property owners; commercial and residential property owners about their input and opinions and other potential uses. We had a fair amount of input from other citizens. Members of the Council, at various times, were able to observe our meetings, and there was also a survey done of the students of the Choate community to determine what type of retail or other support services they would patronize. I am sure you can imagine that we also had lots of opinions of our own. That was essentially the basis of the research that we used to develop our findings.

Ms. Wilson next referred everyone to the colored map, specifically the yellow portion which indicates the portion owned by the Town. The blue is property owned by SNET;

the orange is owned by Wallace Realty, otherwise known as the Caplan property; purple is owned by a gentleman named Steve Slater, and the pink is Judd Square.

A summary of findings and recommendations were reviewed at this time in the following order:

- a. Principles of Development
- b. Uses of the Site
- c. Presenters to the Committee
- d. Next Steps
- e. Concerns

Mr. Smith stated that it was the consensus of the committee that no development take place without a master plan which should go outside of the footprint of the site and include the block that surrounds it. In fact, everything that happens on the site will be influenced and the block will also influence the site.

Ms. Wilson added, another issue that kept coming up over and over and was an important piece was that there must be ongoing oversight by the Town or a public/private entity to make sure that we adhere to the principles of development. The site should provide enjoyment and pride for the entire town so what ever goes in there should be accessible, for the most part other than possibly some private housing, to the entire town. The development should enhance the downtown and the adjoining neighborhoods. The site does require some improved visibility. It is quite hidden and we have gotten some feedback, especially if you are looking at it from the retail end, you need to have some improved visibility. The infrastructure improvements and potential property acquisitions will likely require investments from the Town. This is a piece of property that is very important to the center of Wallingford and no matter who came in and they were all enamored with the property, there are certain things that need to be done that are going to required that the Town put some money into the development.

Mr. Smith added, the development should be sensitive to the abutters and should result in identifiable revenues to the Town. The consensus was that there should be a level of revenue improvement as a result of what ever occurs. Parking on-site should be adequate for its intended usage in the sense that the committee felt it should not exceed the intended use of the site. The process to develop...should be begin as soon as possible; preferably during the first quarter of 2004.

Ms. Wilson stated that the committee tried to refine the many ideas that were raised as potential uses for the site. All agreed that there should be some form of upscale housing, whether it be apartment, condominium, townhouse, but something that was not necessarily on the end of luxury but definitely on an upscale perspective. It should be architecturally appealing, consistent with surrounding neighborhoods. There was consideration given to artist loft space.

The committee felt that there was some room for retail, in particular, specialty retail; small retail shops would be the lesser component. The local community, including the Choate audience would be the likely target audience. There has been a great deal of success in communities around the country for art-related retail establishments, both when the artists are nearby and the residents are creating and selling. A portion of the property can lend itself to that as well. This could interface with the artists' loft idea. The third use that kept coming to the top was green space and park space. The committee feels very strongly about this use and is of the opinion that there should be a piece of it in the plan; something that is accessible to the entire community. If residential units are developed that are "gated" with a portion of green space dedicated solely for their use, the committee feels it is imperative that there be additional green space available for the rest of the community.

With regards to parking, the police parking that occurs at the far end of the site that is often used for impounded cars and other uses, might be better used in less expensive or less desirable space in another part of town, given the opportunity for this space. The committee recognizes the Police Department's needs for parking, but felt the parking, as presently configured, might be greater than what is necessary.

The following is a list of proposed uses turned down by the committee:

- dog pound
- music venue
- high-density, high-rise housing
- music park
- outdoor entertainment venue
- bowling alley

The recommended next step is for the Council to appoint a development committee or Town Council subcommittee to oversee Phase I as described (public/private entity). That entity would secure developers, consultants to conduct a market analysis, develop an RFP, encourage other developers to respond, thereby creating a master plan and initiate the site development.

Concern was expressed that there needs to be continued oversight of the development due to the property's high visibility, the desirability for quality and given the fact that it is going to be probably one of the most important developments this town has done in a long time. To ensure that the outcome is consistent with not only what the committee recommends but the sense of the community as well. The committee recognizes that the Town has invested in the property and it is likely going to require more investment (infrastructure) in order to make it successful as an entity. The committee would like to see the kind of place where whenever anyone has family or friends from out of town and they say, "show me Wallingford", the committee thinks that the quality of the project

should be one where everyone says, "look at this", this is really something. That is the quality equation the committee hopes to see the Town achieve.

In conclusion, Ms. Wilson stated, the site is a very under-utilized asset right now and it has tremendous potential. At this point in time there does not appear to be any reasonable impediments to delay action on the site and the committee respectfully urge, beg, plead, beseech, encourage the Council and Mayor to move forward and help to see that the recommendations are carried out.

Ms. Wilson thanked the Council for the opportunity to undertake this task and the committee for the hard work that they each put in. She thanked Mr. Smith for his Vice-Chairmanship.

Mr. Farrell stated that he has had the opportunity to attend many of the committee's meetings. The committee did an excellent job and it was a nice composition of people from a fairly broad sense of backgrounds. If the Council chose, would the committee, as it stands right now, be willing to stay on as the development committee? To keep the momentum going, it may make sense to keep the committee in place. Are committee members willing to do that?

Ms. Wilson could not answer for the committee. It is something the committee can talk about.

Mr. Farrell asked, putting aside what revenue gets invested in it, or it generates, what did the committee hear from the experts with regards to what revenue, town-wide it might generate? With investment going on in this site, will you see other investment elsewhere in the downtown? Higher property values, more revenue stream into the town? Is that a reasonable expectation?

Ms. Wilson answered, what ever is developed there is going to generate things around it, absolutely over and above what is there now.

Mr. Smith added, there is the generation of increased tax revenues from the property but then there is the effect it has which is probably greater. There can be an effect on property valuation. There can be increased business in the various outlets that surround the area both in restaurants and retail shops. There could be increased patronage from Choate which tends to go the other way in many cases. We thought the revenue stream was both from the site and from the surrounding area as well.

Mr. Farrell stated, you recommended that the Town hire a consultant and the most obvious question is, what can that person or company do that hasn't been done already here? There were significant efforts by architects/developers that have not come to anything that's gone forward?

Ms. Wilson answered, we kept getting to a point where we looked at all of these opportunities and said, we don't know what is going to work. I know that's it's been a couple of years since the last time somebody did something like that and things have changed drastically in the last couple of years. We need somebody to come in today and say, this is what's going to work for us; these are the percentages that we need; this is not going to work, etc. We just don't have the expertise to do that and we need to call in someone that knows more than we do.

Mr. Smith added, we felt that these things are good for the town; that it fits on the site and has commercial value and will probably be successful. We didn't do an economic analysis to say what portion of the site should be housing and what portion should be retail. We don't know that, we didn't have the expertise on the committee and we think it would have been presumptuous as well. We have what we believe are the component elements and the next step is for a consultant/developer to say what is good, what allocations are necessary to be successful and how much it will cost to get this moving.

Ms. Wilson stated, the recommendation that we made for the Jonathan Rose Company was because of the fact that they were more than willing to act as an oversight and work with all of these pieces and they also have access to different kinds of funding that may be available. For example, people talked about the artists' loft; they are familiar with getting federal funding to do that kind of a job and Jonathan Rose was more than willing to work with whomever may come in under that umbrella.

Mr. Knight asked, what you are recommending on the next steps besides the establishment of the committee is that we go out and hire a developer consultant and you are recommending the Jonathan Rose Company to do that work?

Mr. Smith answered, yes.

Mr. Knight asked, and the scope of that work...for the amount of money you have shown here, what would you expect them to do?

Mr. Smith answered, develop an RFP with a very clear delineation as to the development, developer response and the financing.

Mr. Knight asked, they would be developing for the Town, your recommendations for what would go....deed restrictions and so forth?

Mr. Smith answered, let's say the Council accepts for face value the categories which the committee feels have value. The consultant/developer would take those categories, come back and say, "these are great" or "these aren't" and "you need to substitute this because that doesn't work.." Then they would prepare an RFP to be submitted to capable developers and a decision would be made by the Town to select a developer or a development entity and who would then develop the project.

Mr. Knight asked, and Jonathan Rose would most likely be one of those developers?

Mr. Smith answered, they might be or they might not be. They expressed a willingness, and according to the research that we did, on many occasions they would simply act as consultants and other developers end up doing the work. It seems to be a very fair and open field for other people to also do the development.

Mr. Knight stated, I'm just trying to get a handle on exactly what the steps are and what each party....

Ms. Wilson answered, they are going to be sending me a proposal with very specific charges as far as their activity and monetary and if you want to wait until I get that, it should be coming within a week or so and I can pass that on.

Mr. Knight asked, within that stage would they make decisions about the access to the property having to be improved...?

Ms. Wilson answered, they would make recommendations on what needs to be done to make this doable.

Mr. Knight asked, in that stage, what is doable, what is not doable, what they think the State of Connecticut would allow in terms of building an intersection on Center Street that connects with Fair Street, frankly; that is something that they would be involved in?

Ms. Wilson answered, yes.

Mr. Knight asked, would they be making recommendations as to the property that should be acquired to make the overall development palatable for perspective developers?

Ms. Wilson answered, that is what we are anticipating. When I get the proposal from them, I will probably have a better idea on it. Yes, we are anticipating that they are going to give us something that would show how would be the best way to make this happen.

Mr. Knight asked, basically what you are looking for is what the extent of their role will be and the scope of their work for this first phase?

Ms. Wilson answered, I will feel more comfortable waiting to see what I get from them before I speak on what they are going to give us.

Chairman Parisi asked, are you soliciting a price from just one person or from several?

Ms. Wilson answered, what we are soliciting initially is a price from the Jonathan Rose Company which we are suggesting for the oversight project manager, what ever you want to call it, person to develop the RFP but not a price for development.

Mayor Dickinson commented, the Council is not prepared to waive bidding and identify this company as the one you are going to go with. They will be put at a disadvantage. There is an RFP process where more than that company is able to participate. To get a price from them would put them at an unfair disadvantage.

Mr. Smith answered, we would be better served by not getting a proposal...

Mayor Dickinson answered, unless it is going to be the decision to go with that, they will not be on a level playing field because everyone else will know what price they have offered or requested.

Ms. Wilson asked, are you suggesting that it gets waived?

Mayor Dickinson answered, that is going to require more discussion from the Council but if the task is just to develop an RFP, there are potentially two RFPs involved; one is to hire someone and the second is an RFP to put together the plan for the marketing of the property. The first issue is hiring of someone to put together the second larger RFP, if there is going to be identification of that firm, then fine. But if there is a desire to go to more than one firm to request the advice and participation in developing an RFP, then it wouldn't be good to get a price from them because they would have played their hand and everyone else will come in maybe a dollar less than their bid.

Mr. Smith asked, then the recommendation is that we not receive a proposal from them?

Chairman Parisi answered, not right now. They would be better advised to approach the Council requesting a bid waiver?

Mayor Dickinson answered, I think there should be a separate discussion regarding hiring someone for putting together an RFP and certainly there can be argument that someone is already informed and able to do it but there is also an argument that you don't know if that is the best price. That should really be dealt with.

Ms. Doherty asked, this group was very impressive as far as their presentation. I happened to be at that particular meeting. If we send it out as an RFP, how does that work as far as, you're going to get comparison prices, but how about the company, itself?

Mayor Dickinson replied, you would ask qualifications and price and, if you are satisfied, the firm chosen would then work closely with the committee to develop what would be the plan and the request for proposal regarding the entire piece of property. The first thing that should be considered is, what committee will oversee this? That committee has to be

part of the process of choosing who will assist them. In my opinion, there could be discomfort if someone is chosen and then a committee is chosen and the committee had no choice in who is chosen to assist. You could have some conflict. It is better to choose a committee, develop a structure for overseeing this and then have that committee come in to discuss the hiring of someone. If the current committee is going to continue in that regard, that's one thing. If it is going to be changed, finalize that, then have that group come in and request a direction regarding hiring a firm. Either that would be a bid waiver for a general RFP or a bid waiver to hire a specific firm but it really should come from the committee that would be in charge of the project.

Chairman Parisi stated, I would think that if the committee is interested in moving along at a brisk rate, perhaps it might be advisable for them to talk to the committee members to see if they want to serve. If everyone wants to continue to serve, that hurdle is overcome and that takes care of that. Secondly, if the committee is very firm in their recommendation of the Jonathan Rose Company, they would request a bid waiver.

Mayor Dickinson answered, the committee would come forward and make an argument as to who they want chosen and the Council would agree or disagree or what ever, and go forward.

Mr. Toman stated, I like your idea of upscale housing and I am kind of dubious about retail. I was wondering why you didn't include professional offices as part of the mixture. As I recall, places like Stamford have developed places where they have a mixture of upscale apartments and condos and professional businesses rather than retail.

Mr. Smith replied, one of the first architectural schemes we looked at that Lazarus & Sargent prepared was for housing that was above professional space. I don't think it would be fair to characterize the committee as rejecting it. The committee would certainly be willing to entertain it if, in fact, it looked promising for that area.

Mr. Toman asked, has the Jonathan Rose group ever, informally, indicate what kind of infrastructure costs the Town might have to put into a project like this?

Ms. Wilson answered, no, we really haven't gotten to that point.

Ms. Papale stated, thank you so much for your very nice report; a report that I could actually understand. I know how much work went into this. I did attend two of the meetings and I was aware that there were different opinions. I was wondering if this was something that the committee, everyone, agreed on?

Ms. Wilson answered, yes. It was remarkable and very gratifying. We spent many meetings talking about every single word in a sentence and re-writing it six or seven times, but the committee did come together. We come from varied backgrounds but the ship did finally steer in the same direction.

Ms. Papale stated, I am one who has always thought positive on this project from day one. I was just so excited the first day I saw this. I just couldn't believe it, and then things happened and I was so excited about it because it seemed like the people of Wallingford were going to be doing it and then things happened and it fell through the cracks. My first question is, are there people in Wallingford that are still going to be involved? Do they still want to be involved? People who own property there?

Ms. Wilson answered, yes.

Ms. Papale asked, they will still have a say?

Ms. Wilson answered, yes, there are people directly involved in the property who are still interested in being involved.

Ms. Papale asked, and we still have to decide in having Wallace Street taken away. But this will all come with the people that will go out to bid or the RFP?

Ms. Wilson answered, with the plan.

Ms. Papale continued, we have discussed this and discussed this and have had many different opinions and the bottom line has always been, "where's the money going to come from?" That is still something. Where will the money be coming from?

Ms. Wilson answered, we don't have the expertise but, from listening to some of the presenters, for example, the people who talked about the artist loft got federal grant money for that. If the building is the right building and it can be re-habilitated, it may be available. There might be little pieces. One of the landlords who owns some of the property is willing to look at rehabilitating some of it on his or their own. We don't know where all that money is coming from and the Town is going to have to put in some money as well but it can be done. This is not the only piece of property in the area that has been developed and the money is there. It's just getting the momentum going.

Ms. Papale stated, the momentum should certainly continue and if your committee, most of them would want to stay, I think that would be ideal. I don't know if there would be a liaison from the Council and come January there is a new Council so there will be other people who will have their opinions and will want to be involved also. I know there is a lot of work but we just can't hear it tonight and they go home and forget about it. We can hopefully continue one way or the other.

Chairman Parisi stated, when this committee started I would get phone calls, "Mr. Parisi, this is impossible; I don't know how this is ever going to work." And I would say, "Well, Mrs. Wilson, you really have to hang in there and try to let this thing work out. I'm sure eventually it will all smooth out." Then the calls were less; then there weren't calls; then

the few calls that came after a while was, "Hey, Bob, everything is going along good and this is a very productive committee." I just want to say that you did an excellent job. It was very clear cut (presentation). In my mind there's no confusion at all as to where we have to go. I know it was not easy to get to this point where you could all feel comfortable presenting this report. We had faith in you and you came through.

Ms. Wilson added, thank you to the Council because there was so much input and the Town Attorney's Office helped us and a lot of different people were supportive.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he is against bid waivers. When you waive bids, you waive competition and do not get the best results. Town government should bite the bullet and admit they paid too much money for this property. We should not put any more money into it and send the Caplan Wooding property out to the real estate market, open season competition and sell the property. I would like to recommend that Wes Lube be the Town's consultant on the committee.

Vincent Testa, 30 Pieper Drive asked, how many of the other buildings were in your mind as far as part of the development? Is it that all of the color-coded buildings are going to be part of a plan? What was your idea about the ownership of the site as this goes on and when it is finished? Are we looking to sell the site and stipulate development? How would the partnership work as far as owning the site and what would the developer do? Who would own what? Other than those points, it has really been impressive work.

Ms. Wilson answered, we can only speak to the part the Town owns. With the exception of taking Steve Slater's property which would be the entrance, we would have to increase the size of the piece you need to get into the property and get out of it. We recommend that that be taken to provide for that. Beyond that, we really can't address any of the other properties at this point. We were looking at what was within the yellow.

Mr. Smith added, there are options on site visibility; that certainly is one of them. There are other options that developers point out. It would look like if there's green space it would most likely be Town. If there's housing it will most likely be private development, either a lease or acquisition. That is what we would look for the next phase to accomplish, the exact ownership elements of that. I think you would see a variety of ownership in there, given a variety of uses.

Wes Lube, 15 Montowese Trail referred to page 4, Item 5 of the report and stated, you refer to the Comprehensive Master Plan being required that would incorporate the entire block. The definition that comes to mind for "block" is street to street. What is your definition of block?

Ms. Wilson answered, we were talking about the contiguous property owners to the property that we are referring to.

Mr. Lube asked, are you talking about the residential as well as the commercial? Residential would be on Academy Street.

Mr. Smith replied, the master plan would assume that that is exactly what it is.

Ms. Wilson added, in other words, if they are going to develop housing, you are not going to put in some contemporary looking building if they are surrounded by houses on Academy Street. It was just taking into account what is around the area.

Mr. Lube asked, the committee envisions a master plan incorporating that entire block?

Mr. Smith asked, if you are asking whether it was intended or suggested that the residential neighborhoods be part of the master plan? I think the thinking was to make sure that the commercial buildings that surround the sites be harmonious. What ever occurred within the site be compatible. At no time was there ever discussion of master planning for the purpose of change to any of the residential areas.

Mr. Lube asked, but then you tactfully omitted references to the commercial along Center Street and North Main?

Mr. Smith answered, we did not omit anything. We probably should have used the word, "half-block" because that, indeed, is what it is.

Mr. Lube continued, but you referred to it as being an interior parcel and inferred that that was a serious handicap and therefore you wanted a master plan which I would presume would then no longer treat it as an interior parcel.

Mr. Smith replied, if our wording is giving that connotation, it is unfortunate. But, essentially, the intent of the committee was as follows; we recognize it as an interior parcel therefore at any level of development that is successful there will be some level of visibility. A separate and equally important point is that anything that occurs in there should be harmonious with the buildings that surround it, therefore a master plan should take into consideration architectural continuity on what ever occurs inside. That was the intent of that.

Mr. Lube answered, to try to increase the visibility, there are two alternate plans; one would be to acquire the current commercial properties on Center and North Main Streets, or to have them voluntarily participate. As I remember they have been approached in the past with other schemes and have been reluctant to invest any monies what so ever in any form of participation. How did the committee feel that this problem could be handled?

Ms. Wilson answered, there are people involved that are willing to become involved and participate. Times change; things change. Conversations we had preliminarily with people they said, "let me see what's going on. I might very well be interested in doing

something.” We are really jumping off from that point. Nobody has signed on the bottom line, but people have been very, very cooperative about looking at this new plan so we can only move forward from that point.

Mr. Melillo recommended that the item be tabled until the new Town Council members officially take their seats. It will be the new Town Council who will end up doing most of the work, he stated.

Vincent Avallone, 1 Ashford Court referred to page 10 stating, there are recommendations that the developer/consultant would; a) conduct a market analysis; and b) develop an RFP. It looks like the committee anticipates this phase to cost \$30,000 to \$50,000. On page 11, the second paragraph reads, “We recommend that a market analysis be done to determine the best fit for the four uses.” He asked, does the \$30,000 - \$50,000 include an RFP and a market analysis? It seems to there but later on it says that you recommend that this company do that. I am not sure.

Ms. Wilson answered, the market analysis is basically the same thing. The figures are something that we don't have anything definitive on. It was a real ball park (figure).

Mr. Avallone stated, the recommendation on page 11; when you say, we recommend that we do that, that would necessarily be included if they were hired that they would do the market analysis and an RFP? Is that correct?

Ms. Wilson answered, yes.

Chairman Parisi thanked Ms. Wilson and Mr. Smith for an excellent presentation.

Ms. Wilson added, I also wanted to thank Kathryn (Zandri) because in the beginning I had a ton of questions and I bugged the heck out of her and I want to thank her for her help.

Chairman Parisi thanked all the members of the committee scattered throughout the audience. He stated, I think you did an excellent job and, hopefully, you will want to continue with this.

No Action Taken

ITEM #8 Consider and Approve a Transfer of Funds in the Amount of \$30,000 from General Purpose Contingency Acct. #001-7060-800-3190 and \$20,000 from Professional Services – Specialists Acct. #001-1320-901-9003 for a Total of \$50,000 to Professional Services – Lawyers Acct. #001-1320-901-9002 – Town Attorney

Correspondence from Town Attorney Janis Small explains, Northeast Utilities has filed its application with the Siting Council and it is expected that hearings will begin in December and continue into next year. At this time it is necessary to budget additional funds for

legal services. I am proposing that \$20,000 of the \$50,000 appropriated for the experts be transferred to our Legal Services account and the balance from Contingency. We are contracting with Synapse jointly with other towns and, at this time, I do not anticipate spending in excess of \$20,000 for their services.

Motion was made by Mr. Knight, seconded by Mr. Farrell.

Mr. Brodinsky asked, is there a budget set up for this litigation in the sense that the Town asked the attorneys what they expect the entire litigation will cost giving us a rough idea so that we get the total picture? That is done rather than getting piece meal'd, getting \$50,000 here, \$20,000 there and we never see the big picture.

Atty. Small answered, we will probably be in a better shape to do that once we hear from Synapse, the experts, as to their evaluation of the application and what they think we can be arguing. I think that that would be a valid time to do an overall picture and also take a look at the scheduling of hearings. They are going to be spread over a period of time which becomes more costly. I think there will be an appropriate time to do that, but I think the key thing is to get the experts' report and we will then need to evaluate where we are and where we are going to go; what we can argue; what we can't argue, and take it from there.

Mr. Brodinsky asked, I think you are saying that you agree with me but at the right time there will be budgets, subject to some flexibility and modification. but a budget will be set up?

Atty. Small answered, yes and that's why I think it can be very costly and I don't want to represent that \$50,000 does it. But I just don't think that I can do that until I know what the experts say and what our game plan should be.

Mr. Vumbaco asked, \$20,000 is coming from Professional Services in the Legal Department's budget?

Atty. Small answered, you appropriated \$40,000 to the experts. We are hiring; Synapse is working jointly for towns covered by this Phase II and we are sharing the cost. At this point in time, I believe that I can take funds from that \$40,000 and move it into the Lawyer's Acct. and I think that I will have enough to keep for that expert's work. There may be a point where we are going to want additional work done, possibly even by other experts and we will have to address that. I think at that point we will have a broader picture of what our game plan is going to be and what we think the total cost of the whole project will be. I thought I had some room there to move that money into the Lawyer's (acct.) as opposed to asking for the full \$50,000 from another source.

Mr. Vumbaco asked, at budget time, the \$40,000 that is in there, when you proposed the budget for the Legal Department for 2004...?

Atty. Small explained, this you (Council) gave in, I think the summer. This was specifically additional monies you gave me because of this transmission line case. That wasn't something back in...

Mr. Vumbaco asked, so it was something that was appropriated after the budget was passed, we gave you money?

Atty. Small answered, yes. There was a delay in the filing of the application by NEU. It has been filed. We immediately shipped the application to our expert. He immediately prepared discovery questions and those questions are pending. They were filed immediately and now we are working on them getting answered as quickly as possible so the expert can keep working.

Geno Zandri, 9 Balsam Ridge Circle asked, the hiring of this attorney is for the power line issue?

Chairman Parisi replied, right.

Mr. Zandri replied, my recommendation would be to save the taxpayers some money and use some of the funds from the Electric Division to pay for this. They have like \$20 million down there and I think it would be better to take the funds out of there.

Pasquale Melillo, 15 Haller Place, Yalesville asked if there is a possibility that we are jumping the gun by going into litigation so soon?

Atty. Small answered that we are not jumping into litigation. NEU has filed an application for the approval of this line with the CT. Siting Council who has the jurisdiction to make a decision as to where these lines go and what they look like. We are an affected party and we are participating in their application process. We are not suing them, we are taking part in the process. You either participate now or suffer the consequences without your participation and it will happen without you. The questions become, what is necessary; what does it look like; where is it going to go; is it going above ground or underground; does it have to be here at all? Those are all issues that you either choose to participate in now, at the Siting Council, or you lose all of your rights and the decision will be made without you.

VOTE: All ayes; motion duly carried.

ITEM #9 Consider and Approve a Resolution with Respect to the Authorization, Issuance and Sale of Not Exceeding \$6,500,000 Town of Wallingford General Obligation Refunding Bonds, Authorizing Combining Into One Issue and Making Determinations with the Refunding Bonds any other Authorized but Unissued Bonds of the Town, and Authorizing Agreements for the Investment of Refunding Escrow and its Reinvestment over its Term

Correspondence from Joseph Swetcky, Jr. explains how in working with the Town's financial advisor and bond counsel, it has been determined that the Town may be able to realize a significant interest savings if we refund the balance due on several outstanding bond issues. There is a potential to save almost \$400,000 in interest costs if we were to refund the remaining debt outstanding on the bond issues of 1988, 1989 and 1992. The reason for the savings is that the interest rate we would have to pay based on current market conditions is considerably lower than the rates that the debt was originally issued at and these issues are now callable (redeemable) based upon the original bond terms.

The original debt was issued to finance water and sewer projects, therefore the interest savings would accrue to those funds and not the general fund. The total outstanding principal that would be refinanced is \$4,550,000. A fourth debt issue, from 1994, has also been reviewed for possible refunding. However, because it is not callable until June, 2005, the potential savings is not attractive at this time.

The Town is in the process of preparing for a December bond sale in order to issue \$10 million in new debt to finance the cost of the work already completed on the various school renovation projects. Based on the projected savings that can result by refunding the three bond issues listed above, Mr. Swetcky would like to issue refunding debt at the same time that we issue the new debt. This would allow the Town to avoid conducting two bond issues and incurring issuance costs for two sales, hence this request to approve the resolution.

It is duly noted that Mr. Swetcky will wait until it was more financially advantageous before issuing general obligation refunding bonds.

Motion was made by Mr. Knight to Read the Title and Section 1 of the Resolution into the Record and Dispense with the Reading of the Remainder of the Resolution, Incorporating its Full Text into the Minutes of the Meeting, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

Mr. Farrell asked, usually when we do this, we do it by way of a public hearing. Why is that not the case here?

Atty. Joseph Fasi, Bond Counsel replied, under the general statutes, refunding bonds that result in net present value savings are authorized by a vote of the legislative body. A specific statute addresses (a change in audiotapes resulted in a small portion of dialogue being lost)...that is to say that these bonds are not going to add to the debt of the Town, they are going to subtract from the debt of the Town so the legislature, in its wisdom, said this is a simpler way to authorize.

Mr. Farrell asked, we only hold a public hearing when we are increasing the debt of the Town in other words?

Atty. Fasi replied, correct. A public hearing is part of the ordinance process.

At this time Mr. Knight read the title and Section 1 of the resolution into the record.

RESOLUTION WITH RESPECT TO THE AUTHORIZATION, ISSUANCE
AND SALE OF NOT EXCEEDING \$6,500,000 TOWN OF WALLINGFORD
GENERAL OBLIGATION REFUNDING BONDS,
AUTHORIZING COMBINING INTO ONE ISSUE WITH THE REFUNDING BONDS
ANY OTHER AUTHORIZED BUT UNISSUED BONDS OF THE TOWN,
AND AUTHORIZING AGREEMENTS FOR THE INVESTMENT OF
REFUNDING ESCROW AND ITS REINVESTMENT OVER ITS TERM

RESOLVED:

Section 1. \$6,500,000 principal amount of refunding bonds of the Town of Wallingford, or so much thereof as shall be necessary, are hereby authorized to be issued for the purpose of refunding, including advance refunding, all or any portion of the aggregate principal amount of any issue of Town of Wallingford (hereinafter, the "Town") General Obligation Bonds now or hereafter outstanding or hereafter authorized, issued and outstanding, (the "Prior Bonds"), including but not limited to outstanding bonds of the Town's 1998, 1989, 1992, and 1994 issues and for the payment of all fees and expenses incurred in connection therewith, including redemption price, legal, fiscal advisor, underwriting, accounting, escrow verification, investment broker, printing, rating agencies, registrar, transfer and paying and escrow agents, printing, and such other costs and expenses, and those necessary, appropriate or customarily incurred in connection with the refunding of bonds.

Section 2. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, and be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Mayor, Comptroller and the Town Treasurer, or any two of them. They shall bear such rate or rates of interest or sold at such price or prices, including discount, as shall be determined by the Mayor, Comptroller and the Town Treasurer, or any two of them, pursuant to Section 7-370 of the General Statutes. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of refunding bonds to be issued, the particular issue or portion thereof they shall refund, the annual installments of principal, redemption provisions, if any, the date, time and manner of issue and sale, interest rate on the bonds, designation of registration transfer and paying agent, underwriter, verification agent or other service providers to facilitate the issuance of the bonds and the transactions herein authorized, and other terms, details and particulars of such bonds, and their issuance and the use and investment of proceeds, including issuance premium, if any, shall be determined by the Mayor, Comptroller and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended, including but not limited to 7-370 et. seq. The refunding bonds authorized herein may be issued in one or more series, at one or more times and from time to

time, provided that, the aggregate principal amount of all such refunding bonds issued shall not exceed \$6,500,000.

Section 3. The Mayor, Comptroller and the Town Treasurer, or any two of them, are hereby authorized on behalf of the Town of Wallingford to enter into bond purchase contracts for the sale of the bonds, insurance or other credit enhancement contracts, escrow agreements, investment contracts to invest the proceeds of the bonds pending their use for the purposes of the issue, including purchasing open market treasury securities, State and Local Government Series, or any investment permitted by law, to enter into interest rate swap agreements or other agreements and determinations authorized by Section 7-370b and 7-370c, and to execute and deliver such other contracts or certificates necessary or appropriate to consummate the issuance of bonds and transactions herein contemplated, to contract with agents to act on behalf of the Town with respect to any of the foregoing and to apply the proceeds of such bonds for the purposes herein authorized. In connection with agreements to invest the proceeds of the bonds, the Mayor, Comptroller and Town Treasurer, or any two of them are specifically authorized to enter into contracts to provide for the investment or reinvestment of amounts held in an advance refunding escrow, including but not limited to agreements to deliver, provide, or receive securities to fund the refunding escrow, or to otherwise facilitate refunding purposes, to purchase securities during the term of the escrow from proceeds derived from maturing escrow securities, including agreements committing to purchase or allow for the purchase of such securities over the term of the escrow, in exchange for payment, and which agreements may be described or are commonly known as escrow float contracts, escrow reinvestment agreements or generally, guaranteed investment contracts. Such agreements and any contract agreement authorized hereunder, may include agreements with and instructions to an escrow agent, or consist of agreements with multiple parties to accomplish its objectives, provisions for delivery and payment of securities or exchanges of cash flow, provisions identifying the type of securities to be delivered, the date, principal amount, maturity date and maturity amount of delivered securities, the timing and amount of exchanged cash flows, if any, default provisions, the preconditions to entering into such agreements, including opinions of counsel, including reasoned opinions addressing the effect of bankruptcy, insolvency, appointment of a conservator or other similar proceedings with respect to any party to such contract, including, but not limited to a party agreeing to provide such securities to the escrow in exchange for payment therefore, or any party to an interest rate swap agreement. The agreements contemplated by this section may consist of more than one agreement entered into with more than one party. Any portion of the payment derived from such contracts may be deposited to the refunding escrow or expended to reduce, directly or indirectly, the amount of bonds required to be issued to refund the Town's Prior Bonds.

Section 4. The Mayor, Comptroller and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as

amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.

Section 5. The Mayor, Comptroller and Town Treasurer, or any two of them are authorized to combine with the issue of refunding bonds herein authorized, bonds for any other purpose which the Town has authorized but, as of the issue date of the applicable series of refunding bonds, are unissued, including any bonds authorized subsequent to the date of adoption of this resolution. Solely in connection with such combined issue, the Mayor, Comptroller and Town Treasurer, or any two of them, in addition to the authority conferred upon them by any bond ordinance authorizing the issue of the bonds to be combined into one issue with the refunding bonds, are hereby delegated the authority to enter into contracts of purchase for such bonds and to determine their interest rate, and to exercise with respect to such combined issue of bonds the authority herein conferred.

Section 6. The Mayor, Comptroller and Town Treasurer, or any two of them are hereby authorized on behalf of the Town to enter into contracts and to execute and deliver certificates necessary, appropriate or advisable in their determination to consummate the issuance of the bonds and the transactions authorized herein.

Section 7. This Resolution shall remain in full force and effect until repealed by the Council.

Motion was made by Mr. Knight to Adopt the Resolution, seconded by Mr. Farrell.

Mr. Vumbaco stated, you are asking for a \$6.5 million bonding opportunity here. The three years that we are talking, 1988, '89 & '92 add up to about \$4,550,000.00. Are you telling us that the balance or difference is that 1994 bond that we might be re-bonding in the future and you are just lumping it all into this one proposal?

Atty. Fasi answered, the \$6.5 million takes into account what is proposed to be refinanced, what was considered to be refinanced and, in addition, if there are additional bonds issues of the Town issued and outstanding which, between now and issuance, are deemed to be appropriate to be refinanced. In other words, the market changes; it may or may not become advantageous to add more bonds to those to be refinanced and the \$6.5 million gives that flexibility. It is not expected to be used, the \$6.5 million. If it isn't used, it would remain an authorization that could be used in the future.

Mr. Vumbaco asked, in 1988, '89 & '92 is the \$4,550,000. refinancing of bonds, Joe?

Atty. Fasi answered, yes; 1988, '89 & '92. Just to point out to you, in the resolution it says 1998 and that is actually a typo(graphical error), it should say 1988. Yes, those are the issues.

Mr. Vumbaco asked, what's the value of the 1994 bonds that have been mentioned in the memo?

Atty. Fasi asked, the outstanding balance? I would not know that off the top of my head.

Mr. Swetcky answered, it is about \$2 million.

Mr. Vumbaco asked, if we are refinancing the \$2 million, then we are going to go over; we won't be able to do it then. If you are asking for \$6.5 million and those other bonds are \$400,000 or \$550,000, that leaves you \$1,950,000. left. Is that what 1994 is about worth? There is no room for any other bonds besides 1994 unless we decide not to do 1994 but there's others out there? This is the confusion that I have with trying to figure out where we are going with this and making sure we are all on the same page.

Atty. Fasi answered, the \$6.5 million is sufficient to do the 1994 issue. I don't know off the top of my head what, exactly, the 1994 issue is but the \$6.5 million took into account all of the four specific issues that were discussed.

Mr. Vumbaco asked, and then some?

Atty. Fasi replied, I think there was some, yes.

Mr. Swetcky added, the \$6.5 million would just be up to the 1994 issue.

Mr. Vumbaco asked, so there are no other issues? I would feel very uncomfortable in approving this and knowing that there are some unknown others out there that might happen. Just those four years that we are talking about?

Mr. Swetcky answered, it would be just up to the 1994...

Mr. Vumbaco asked, is the term or length of time will be the same as the length of time as the existing ones?

Mr. Swetcky answered, it has to be by state law.

Pasquale Melillo approved of the action.

VOTE: All ayes; motion duly carried.

ITEM #10 Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes Pertaining to the Purchase, Sale and/or Leasing of Property – Mayor

ITEM #11 Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss Pending Litigation in the Following Matters:

- a. Tilcon, Inc. v. Town of Wallingford Tax Appeal
- b. Altschuler v. Town of Wallingford Tax Appeal
- c. Partyka v. Town of Wallingford Workers' Compensation Matter

Motion was made by Mr. Knight to Enter Into Executive Session on both Item #10 & 11, seconded by Mr. Farrell.

VOTE: Parisi was absent; all others, aye; motion duly carried.

The Council entered executive session at 8:14 P.M.

Present in Executive Session for Item #11c from 8:14 P.M. to 8:35 P.M. were all Councilors, Mayor Dickinson (arrived at 8:21 P.M.), Atty. Small, Terence Sullivan, Personnel Director, Kurt Treiber, Risk Manager, Raymond Smith, Director of Public Utilities, Richard Nunn, Public Utilities Commissioner, and Atty. Colete Gladstone.

The following individuals left the executive session at 8:35 P.M.; Kurt Treiber, Terence Sullivan, Atty. Gladstone, Mr. Smith and Mr. Nunn.

Present in Executive Session for Items #10, 11a & 11b were all Councilors, Mayor Dickinson and Atty. Small.

Motion was made by Mr. Knight to Exit the Executive Session, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

The Council exited executive session at 9:02 P.M.

ITEM #12 Consider and Approve the Settlement of the Matter of Tilcon, Inc. v. Town of Wallingford Tax Appeal as Discussed in Executive Session

Motion was made by Mr. Knight to Settle the Matter of Tilcon, Inc. v. Town of Wallingford as Discussed in Executive Session, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #13 No discussion/no action taken.

ITEM #14 Consider and Approve the Settlement of Partyka v. Town of Wallingford Workers Compensation Matter as Discussed in Executive Session

Motion was made by Mr. Knight to Approve the Settlement of the Matter of Partyka v. Town of Wallingford as Discussed in Executive Session, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Knight to Adjourn the Meeting, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 9:03 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
Kathryn F. Zandri
Town Council Secretary

Approved by: *Robert F. Parisi (by RR)*
Robert F. Parisi, Chairman

12-9-03
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

12-9-03
Date

RECEIVED FOR RECORD 12-2-03
AT 1 H 30 M P AND RECORDED BY
Rosemary A. Rascati TOWN CLERK

E.A.A.W. TENTATIVE AGREEMENT

1. Salary

2004-2005 3.4% *plus .5%
2005-2006 3.4% *plus .5%
2006-2007 3.85%

*To be distributed to high school and elementary principals and
Director of Adult Education

2. Medical Co-payments

2004-2005 13% Caps increased by 10%
2005-2006 14% Caps increased by 10%
2006-2007 14% Caps increased by 10%

3. \$15. - \$10. - \$5. Two-tier prescription plan effective July 1, 2004

4. \$200,000 Life Insurance for those members employed as of July 1, 2004

5. Vacation language as proposed by Board of Education:

- a. Vacation schedules shall be submitted to the Superintendent of Schools for prior approval of the Superintendent. Administrators will make every effort not to take vacation time when students are in school, and actions for approval of vacation schedules by the Superintendent will take this into account. In planning schedules, Administrators should note that no vacation days are to be planned during the two weeks preceding the opening of school in September or the week succeeding the closing of school in June. Any unused vacation days at the end of June, up to a limit of ten (10) days, may be carried over to the next year and are to be utilized prior to August 15th.

**Proposed Salary Schedule
2004-2007**

	<u>2004-2005</u>	<u>2005-2006</u>	<u>2006-2007</u>
HS Prin	\$109,614	\$114,329	\$118,731
PPS Director	\$106,780	\$110,411	\$114,661
Middle Sch Prin	\$105,143	\$108,718	\$112,904
Elem Prin	\$103,091	\$107,584	\$111,726
HS Assistant	\$103,578	\$107,099	\$111,223
Director	\$100,423	\$104,826	\$108,861
MS Assistant	\$ 99,472	\$102,854	\$106,814
Coordinator	\$ 99,472	\$102,854	\$106,814
HS 10 Month	\$ 89,244	\$ 92,278	\$ 95,830

The Caplan/Wooding
Committee

Report to the
Wallingford Town Council
November 12, 2003

Robin Wilson, Chair
David Smith, Vice Chair

Caplan/Wooding Committee Report to the Town Council

Section 1. Introduction to the Report

Section 2. Committee Members

Section 3. Summary of Findings and Recommendations

3a. Principles of Development

3b. Uses of the Site

3c. Presenters to the Committee

3d. Next Steps

3e. Concerns

Section 4. Conclusions

Section 5. Appendix and Attachments

5a. Minutes of Meetings

5b. Choate Survey

5c. Site Map

Section 1. Introduction

The following report is the result of the meetings, research, analysis, and findings developed by the Caplan/Wooding Study Committee which was appointed by the Wallingford Town Council. The Study Committee commenced its work on October 31, 2002. This report provides an overview of the Committee's efforts on behalf of the Town of Wallingford.

The Committee's charge from the Town Council was:

"To develop a strategy for marketing the Caplan/Wooding property for private development and report a recommendation back to the Town Council and Mayor. In order to market the property, it is necessary to know what general use of the property is acceptable to the Town, therefore the committee shall make recommendations regarding use."

The following report will:

- Summarize our findings
- Recommend a strategy for marketing the Caplan Wooding property
- Recommend general uses
- Recommend the next steps for moving forward

The committee wishes to acknowledge the support extended by the members of the Wallingford Town Council. We thank all of you who came to various meetings, shared written information, or verbally gave us guidance. The committee also wishes to acknowledge the support of the Town Council Chairman, Mr. Robert Parisi. We thank Caryl Ryan for acting as secretary to the Committee.

Throughout the work of the committee, the efforts of the architectural firm Lazarus and Sargeant, particularly the contributions of Sam Sargeant, have been helpful in placing before the committee various architectural renderings of development options for the Caplan/Wooding site. The committee also wishes to thank the Town Attorney's office and all the organizations and individuals who took the time to provide input and valuable suggestions for the disposition of the Caplan/Wooding site. Without the concern of these citizens, the work of the committee would have been much more difficult.

Please note some references to definitions:

- *"Central area" has been used to designate the entire uptown/downtown section of Wallingford*
- *"Downtown," when used, refers to the site location.*

Section 2. Caplan/Wooding Study Committee Members

John Bradley

Jay Fishbein

Jonathan Gilchrist

John LeTourneau

Loren Lettick

Charlotte Murphy

Rosemary Rascati

Caryl Ryan

David Smith, *Vice Chair*

Lucille Trzcinski

Robin Wilson, *Chair*

Section 3. Summary of Findings and Recommendations.

In doing the work to fulfill our charge, the Committee researched similar properties, requested input from property owners, the Town Attorney's office, developers and the citizenry at large. As a result, we've come up with the following conclusions and recommendations.

A. Principles of Development

In response to the request for a marketing strategy, the committee proposes that the property be developed in accordance with the following "Principles of Development." The Committee further recommends that these Principles be utilized by the Town of Wallingford in its disposition of the Caplan/Wooding site.

- 1. The site is a valuable town resource due to the fact that it is the only remaining parcel of land of its size in the downtown area.** Virtually every professional group that spoke before the committee commented on the unique desirability of the site in that it is not only large enough to include aesthetic enhancements to the center of town, but it is also large enough to support a development that would have a positive financial impact on the town.
- 2. In view of the site's value, all site development should occur within a carefully planned long-term vision in the form of a Master Plan.** It is encouraged that the development process begin as soon as possible.
- 3. The site should be a focal point and a source of community pride; it should offer enjoyment for the citizens in town.** This site has a strategic central location within the central section of Wallingford. There was unanimity that the site would likely be a point of pride for the citizens of the Town and should have characteristics that would allow it to be best utilized by town citizens and noted as an attractive development.
- 4. Development should enhance and improve the downtown area.** Since the downtown area consists of a variety of architectural styles, it is recommended that the development be consistent with adjacent architectural styles so that the setting is harmonious in appearance and unified in its architecture.
- 5. Given the site location as a primarily "interior" parcel, the value and usage of the site is significantly affected by all the abutting buildings and properties. Thus, a comprehensive Master Plan is required that would incorporate the entire block. The requirement for the Master Plan is particularly important since it is possible that the present location of both the police and fire departments could change over time.** The town has several entities that border the site, namely, the Fire Department, the Police Department, and the three-story brick building at 390 Center Street. The Master Plan for the site should take into consideration the requirements of these other town entities and give consideration to the development of the site as a totality rather than as a stand-alone entity without a relationship to the other buildings.

6. It is imperative that access to the site be improved for both vehicles and pedestrians. Successful site development requires increased visibility. All the development experts who testified before the committee noted that the financial feasibility of any future development would depend in large part on how visible the site would be - the less visible, the greater the risk a site developer would incur.

7. In order to secure a favorable development agreement, it is likely that additional investments by the town will be necessary for infrastructure improvements and additional property acquisitions. As noted above, lack of visibility and access significantly reduces the value and development potential of the site. The Town is in a better position than a private developer to widen Wallace Street by offering a fair price to abutting owners and asserting eminent domain rights if necessary—a process unavailable to a private owner. Although demolition and paving costs must be incurred by the developer, the offer of a “turn-key” parcel will reduce investment risks to the potential developer and maximize the Town’s financial return.

8. The town should maintain control over the site development and management. This oversight could be structured as a public/private entity. Specific site controls could be created through deed restrictions or other legal means. Public input should be sought and considered as well. The principle of ongoing Town control is important in order to ensure that all development on the site is consistent with the original vision of the town. The committee understands that there are various legal mechanisms by which to accomplish this goal, but the overriding concern of the committee is that future development be consistent with the Principles of Development and that the town, through an ongoing entity or a contractual relationship (deed, bill of sale, contract), ensure that the site be developed in accordance with these Principles of Development.

9. The development of the site should result in identifiable revenues to the Town of Wallingford.

10. The development of the site should be sensitive to abutting property owners. The committee is of the opinion that any development of this site should not negatively affect any of the adjacent neighborhoods bordering the property.

11. The site development should enhance the adjacent neighborhoods.

12. Parking on the site should be adequate for its intended use.

13. While it is likely that the development will occur in phases, it is recommended that the process commence in early 2004. The committee recommends that the Town pursue with all reasonable speed the development processes for this site. The Town must provide additional investments in this site as part of the infrastructure, improvements, and additional property acquisitions. Most of the developers who testified before the committee noted that a successful development would likely require additional infrastructure investments and, given the scope of this site, it is likely that additional property acquisitions would increase the viability of the development.

B. Uses of the Site

The committee spent a great deal of its time investigating various utilizations for the site. The research included visits to other locations, internet research and input from residents and business owners. While many potential uses were recommended, upon investigation and analysis it became apparent that there are four specific areas of development that would co-exist on the site and create support for the development principles formulated by the committee.

1. Housing:

In particular, it is recommended that upscale housing be developed on the site. Various housing options were discussed and it was the opinion of the committee that upscale housing would be consistent with the neighboring residential areas and also typical of recent downtown developments where a central location and a "walking neighborhood" go hand-in-hand with the site and its location. Recommendations for housing ranged from upscale condominiums to upscale rental apartments, but there was unanimity that the appearance and "fit-out" of the housing should be first-class and attractive.

An additional housing component included the development of artists lofts combined with first floor gallery/retail space. The 390 Center St. building might be an ideal candidate for rehab for this piece of the project. The artists lofts and gallery are a perfect fit with the burgeoning artistic and culturally oriented businesses that are beginning to fill up the downtown spaces.

2. Retail:

The committee concluded that some retail development would be consistent with the intended uses of the site and create a desirable venue for Wallingford citizens. It was recognized that some types of retail development in downtown areas can be high-risk ventures. However, a number of presenters noted that specialty retail stores and destination shops specifically oriented toward the local community and the Choate community could be successful.

3. Green Space/Park:

One of the Principles of Development is that the site should be a focal point and a source of pride. The site should be accessible and contain a green space/park setting that could be enjoyed by the local citizenry. While it was a frequent source of discussion regarding the inability of green space/park to generate revenues, it became increasingly clear that the method by which the property could be enjoyed by the greatest number of citizens would be through developing a portion of it as an outdoor-recreation area (i.e., park benches, ornamental plantings, and green space).

4. Parking:

The committee recognizes that development on the site, particularly housing, will require parking for property owners (or renters as the case may be) and other individuals who are visiting, shopping, or parking for access to the other downtown locales.

It is the committee's recommendation that the amount of parking be consistent with the requirements of the site. Parking spaces beyond the site requirements *would not* necessarily be in accordance with the "Principles of Development." It does appear, however, that a portion of the site currently used for police parking was originally included in the Caplan/Wooding property for consideration by the committee and, thus, the committee urges that consideration be given to the concept that police parking not utilize the Caplan/Wooding property (eg., the impound lot could be moved to a commercially less desirable area).

The committee recommends that these four uses be combined so that the greatest benefits to the town may occur. Lacking the professional expertise to conduct a market analysis, the committee does not recommend particular ratios (i.e., equal development of all four elements) but rather recommends that these four uses be organized in accordance with a prudent development model - the structure of which would evolve from a professional study.

C: Presenters to the Committee

The committee invited a variety of interested parties to present their views on the property and its potential uses. That resulted in our speaking with developers, architects, and designers. Additionally, we spoke with the abutting property owners – both residential and commercial. We also worked with Choate to survey their students. A summary of that input is shown below:

The Developers

1. Jonathan Rose Company LLC - Joe Cohen & Jim Mitchell

This is a multidisciplinary planning and development firm from New York. Its staff works with communities, not-for-profits, and private clients to assist them in defining planning objectives and redeveloping creative solutions to local problems. They are especially aware of environmental responsibility and building a sustainable, changeable, and healthy community and have been recognized with awards from the National Trust for Historic Preservation, the United Nations, and the American Institute of Architects, to name a few. Their services range from planning to consulting and development. They will do as little or as much as asked. We liked this company since it: seems to have a real feel for what we were about in Wallingford; is more than willing to do anything from an initial study to overseeing a full blown development; is willing to help with finding financing; and is happy to work with other developers as part of the project.

2. Alderhouse Residential Communities - Chris Widmer

Chris is an architect who among other things has developed artists lofts. Based in Middletown, his firm has completed a very successful venture there, a four-story building that combines a retail/art gallery on the ground floor and lofts on the upper floors. The firm specializes in problematic sites and can do grant writing in-house if needed. Our committee thought this might be a wonderful concept for the 390 Center building. It would bring both cachet and destination shopping to a downtown that is seeing a strong influx of cultural businesses.

3. Lazarus & Sargeant - Sam Sargeant

A partner in our local architectural firm, Sam has been working on the Caplan/Wooding property for more than 10 years. The firm has developed many different proposals in the past, but Sam presented a new vision for the committee based on current market trends. Those plans include Williamsburg-type residential housing, apartments, retailing, and a parking facility.

4. Yale Urban Design Workshop - Alan Plattus & Michael Haverland

Alan and Michael are co-directors of the Yale Design Workshop, a non-profit community design center that utilizes Yale architectural students and professionals to develop preliminary concept designs through input from the community. Utilizing a town meeting type format (called charrettes) they act as a catalyst to ensure that the development includes all practical options gleaned from townspeople. They analyze all input, assess what will and won't work, and develop specific goals and options. They may or may not stay on as consultants and are happy to work with the local architects involved with the project.

The Abutters - all property owners contiguous with the Caplan/Wooding property

1. Commercial

We received the following input as to what types of development they would like to see:

- Housing – primarily upscale but not overly dense
- Parking – possibly build some of it into buildings; must accommodate needs of area
- Make the rear of the buildings more “front-like” and dressed up
- Attractive enough to make residential housing appealing
- Some park-like space that the community can use
- # 390 Center Street is a good building – need to rehab
- The Chief of Police was also present and noted that all development needs access for emergency and snow removal vehicles, and adequate parking for police and fire personnel. When asked if he saw this development as a security issue, he said no. He also noted that the Police Department may be outgrowing its current facility within a number of years.

Other discussion included:

Desire to see something done soon. All have been anxious to see this property become a wonderful addition to downtown.

- The Town needs to make a commitment to this property.
- The property owners need to be willing to fix up the backs of their buildings.

2. Residential

The general consensus among the adjoining residential property owners was:

- The property would be best utilized as a town park.
- A small portion should be set aside for additional commercial parking.
- An historic building could be moved to the site to be used as a visitors’ center.
- The right of way to Academy Street should not be used.
- A study by the Yale School of Architecture would be beneficial.
- The Town should keep control of the property, or at least retain control of any development should the parcel be sold to a developer.
- Some of the abutting residents would be interested in purchasing portions of the property from the Town.

D: Next Steps

We are very excited about the prospect of developing this parcel and feedback from all those who gave input indicates a shared excitement. Thus we want to move forward in a carefully planned, yet expeditious manner.

- We recommend the following next steps:
 1. The appointment/formation of a Development Committee or Council subcommittee to oversee the first phases of the project;
 2. An agreement from the Town that the Development Committee be authorized to secure a developer/consultant to work in consult with the Town for the first phase of the project

The developer/consultant would:

- a. Conduct a market analysis of the likely mix of elements proposed by the Caplan/Wooding Committee
 - b. Develop an RFP in accordance with the recommendations and "Principles of Development" recommended in this report
 - c. Open the process up to other developers in addition to those with whom we spoke
3. The formation of a Master Plan to be created by the developer/consultant in concert with the town, the subcommittee, the residents and business owners. Building parameters and site controls should be included as a long-term vision for the development

Toward that goal, the committee recommends that the Jonathan Rose Group be given strong consideration as the overall project manager, since it appeared to the committee that the firm's experience and range of services fit well with the intended uses the committee has recommended. Jonathan Rose Group is also quite willing to work with any and all other groups and to develop an RFP.

- We anticipate this phase to cost approximately \$30,000 - \$50,000.

E: Concerns

The committee is particularly concerned that the site *not* be turned over to a developer without either ongoing oversight by the Town or appropriate controls developed as part of the contract/bill of sale to reinforce the core "Principles of Development" as formulated by the Caplan/Wooding committee. Conversations with the Town Attorney's office confirmed that this was a viable and not uncommon practice.

The committee believes that the success of the development will be in large part based upon the Town's ability to secure a development partner with the vision and financial capabilities to execute the "Principles of Development" as noted by the committee. The committee recognizes that the Town will likely need to continue its investment in infrastructure, but since the property is valued presently at nearly \$1 million, it would appear to be a reasonable proposition that continued investments occur so that the Town, in concert with the developer, can develop the site.

Section 4: Conclusions

Our committee took our charge and responsibility very seriously and made every attempt to incorporate all resources into our charge. After a lengthy period of research, the Caplan Wooding Committee responds to our charge from the Town Council by recommending that we market the Caplan/Wooding property through an RFP formulated by the Jonathan Rose Group as the overseeing developer. That RFP would include stipulations that a public/private committee would oversee the initial phase of the development to insure that it be executed in compliance with our "Principles of Development".

Additionally, we recommend that a Market Analysis be done to determine the best fit for the four uses that we put forward for inclusion (Jonathan Rose Group is qualified to do that as well).

Although we recommend the Jonathan Rose Group as the "project manager", they - and we - encourage the participation of other developers for various segments of the project.

The Caplan/Wooding property has sat idle for 12 years. All the developers that we spoke with have stated unequivocally that the property has wonderful potential. We think it would be a shame to let it lie as it is for any longer. This acreage could truly be the "jewel" of the central area of Wallingford. We ask that you please do everything in your power to help make that become a reality!

We thank you.

*Robin Wilson, Chair
Dave Smith, Vice Chair
on behalf of the entire Caplan/Wooding Committee*

Section 5: Appendix and Attachments

Minutes of Meetings

Choate Survey

Site Map

The Choate Survey

The committee worked with committee member Charlotte Murphy at Choate and surveyed all students (approximately 800) as to their input regarding off-campus shopping needs. With almost 400 responses, the return is statistically reliable.

The survey showed:

- 51% of the students go into town at least weekly, 32% going several times a week
- 87% never or rarely go on a mall trip sponsored by Choate's Student Activities Center
- 48% purchase snacks, coffee, or food in town
- 37% purchase a meal in town
- 7% purchase clothing in town
- if they had a choice as to what other shops/retail stores they would like to have in town:

a Gap-type store	68%
a gift shop	46%
a drug store	64%
an ice cream store	72%
a grocery store	73%

➤ Please note: This survey was conducted as the Super K was closing. The majority of students were able to walk to that store. WalMart has since announced its move into that facility so that might fulfill some of these needs.

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of October 31, 2002

The meeting was called to order at 4:03 PM by Acting Chairman Robin Wilson. Present were

John Bradley	John LeTourneau	David Smith
Jay Fishbein	Charlotte Murphy	Lucille Trzcinski
Jonathan Gilchrist	Rosemary Rascati	Robin Wilson
Loren Lettick	Caryl Ryan	

Members of the general public in attendance were: Bob Parisi, Jerry Farrell, Jr., Phil Wright, Robert Sheehan, and Jeffrey B. Cohen.

Acting Chairman Robin Wilson appointed Caryl Ryan as Acting Secretary.

The first order of business was the election of a Permanent Chairman. Nominations from the floor were made for David Smith and Robin Wilson. The election was by paper ballot.

Robin Wilson received the majority vote and was elected Chairman.

By unanimous consent of the committee, Chairman Robin Wilson appointed **David Smith Vice-Chairman.**

Chairman Robin Wilson appointed **Caryl Ryan Permanent Secretary.**

The next order of business was a review of the charge to the committee as assigned by the Town Council. Robin Wilson read the charge to the committee:

The Caplan-Wooding Committee is directed to develop a strategy for marketing the Caplan-Wooding property for private development and report a recommendation back to the Town Council and Mayor and, in order to market the property, it is necessary to know what general use of the property is acceptable to the Town, therefore the committee shall make recommendations regarding use.

After much discussion, the common conclusion was that the committee will determine the highest and best use(s) first, and then develop a marketing strategy. The Town Council and Mayor would be asked to review the results of each of these separate efforts.

Three pieces of data were requested:

1. A copy of the RFP from 1993.
2. The most recent site map (from Lazarus & Sargeant).
3. The most recent appraisal of the property.

This data should be available at the next meeting.

The last order of business was the scheduling of future meetings, which was as follows:

Monday, November 11, at 5 PM, in the Chamber of Commerce office at 350 Center Street
Monday, November 25, at 5 PM, in Town Hall
Monday, December 9, at 5PM, in Town Hall

It was unanimously agreed that every effort would be made to make a final presentation with recommendation to the Town Council and Mayor by June of 2003.

The meeting adjourned at 5:05 PM on a motion by Loren Lettick. All were in favor.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of November 18, 2002

The meeting was called to order at 5:02 PM by Chairman Robin Wilson. Present were

John Bradley	Charlotte Murphy
Jay Fishbein	Caryl Ryan
Jonathan Gilchrist	David Smith
Loren Lettick	Lucille Trzcinski
John LeTourneau	Robin Wilson

The minutes of the previous meeting were approved on a motion by David Smith.

The first order of business was the formation of subcommittees to research the various development options for the parcel. Chairman Wilson suggested the following 3 categories:

Retail/commercial use

Residential use

Green Space use

After much discussion on this approach and alternate approaches, the Committee voted unanimously to hold a brainstorming session at the next meeting to come up with an overall vision for the development of the property. **The brainstorming session will be held at the Chamber of Commerce Office at 350 Center Street on November 25 at 5 PM.**

The next item of business, the Schedule of Preliminary Research Findings, was put off until a future meeting.

The next order of business was a budget for the Committee. It was agreed by consensus that a **dollar amount would be decided upon and forwarded in writing to the Chairman of the Town Council.**

The next order of business was Committee Operating Procedures. It was decided by consensus that **the Committee will operate as a consensus committee.** It was also decided by consensus:

1. That **Robin Wilson will be the spokesman for the Committee in dealings with the press.** Individual members of the Committee could still express their personal opinions, but would do so off the record.
2. **The minutes of the meetings will be forwarded to members by the secretary in advance of the meetings.**
3. **An item will be added to the agenda for future regular meetings to allow for comments by the general public.**

The meeting adjourned at 6 PM on a motion by John LeTourneau.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of November 25, 2002

The meeting was held at the Chamber of Commerce meeting room and was called to order at 5:03 by Chairman Robin Wilson. Present were:

John Bradley	Charlotte Murphy	David Smith
Jay Fishbein	Rosemary Rascati	Lucille Trzcinski
Loren Lettick	Caryl Ryan	Robin Wilson
John LeTourneau		

Members of the general public in attendance were: Jerry Farrell, Jr., Robert Sheehan, and Mike Brodinski.

The minutes of the meeting of November 18, 2002, were approved by unanimous vote on a motion by John LeTourneau, after a clarification by David Smith as to Robin Wilson's designation as spokesman for the Committee in dealings with the press.

The next order of business was a brainstorming session - as requested by the Committee at its last meeting - to come up with an overall vision for the project. Chairman Wilson handed out post-it-notes to the Committee and asked all to jot down all ideas for the property. Discussion then followed to sort through and define some general concepts from all the ideas submitted. Please see attachment.

The next meeting will be held on Monday, December 9, 2002, at 5 PM, in room 116 of Town Hall, to look at the next steps the Committee will need to take. A subsequent meeting was set for Monday, January 6, 2003.

The meeting adjourned at 6:50 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Attachment to the Minutes of the Meeting of November 25, 2002.

Soft Issues

- Town may have to consider abandoning a percentage of its investment.
- Should be fun/attractive to developers, the town, users. Should improve property values.
- Needs visibility/access
- Contiguous commercial properties must be considered as part of the overall vision.
- The vision should be long-term.
- Public/private partnership will be needed.

Site Usage Issues

- Residential-private individual ownership. Upscale condos or co-ops.
- Greenspace with public access
- Retail
- Offices
- Artisans/entertainment/the arts

Additional issues

- Parking
 - Remove impound lot
 - No major access on Academy Street
-

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of December 9, 2002

The meeting was held in Room 116 of Town Hall and was called to order at 5:06 PM by Chairman Robin Wilson. Present were:

John Bradley	Rosemary Rascati	Lucille Trzcinski
Jonathan Gilchrist	Caryl Ryan	Robin Wilson
John LeTourneau	David Smith	

Members of the public in attendance were: Jeffrey Cohen, Jerry Farrell, Jr., Michael Gannon, and Phil Wright.

The minutes of the meeting of November 25 were approved by unanimous vote on a motion by Lucille Trzcinski and a second by Rosemary Rascati.

The next order of business was a discussion of the Committee's next steps after the brainstorming session of November 25, which produced a list of uses for the property.

A motion was made by David Smith and seconded by Lucille Trzcinski that the Committee endorse the Chairman's going before the Town Council (1) to ask for a clarification of the Charge to the Committee and (2) to ask about the possibility of funding for some kind of expert input as to the economic feasibility of the various uses projected by the Committee. The motion passed with 6 ayes and one abstention.

There will be no meeting on January 6. The Chairman will contact the Town Council to ask about being put on the agenda for the January 14, 2003 meeting. The next regular meeting of this Committee will be on January 21, 2003 (a Tuesday) at 5 PM.

The meeting adjourned at 5:40 PM on a motion by David Smith and a second by Lucille Trzcinski.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of January 21, 2003

The meeting was held in Room 116 of Town Hall and was called to order at 5:02 PM by Chairman Robin Wilson. Present were:

John Bradley	John LeTourneau	Lucille Trzcinski
Jay Fishbein	Rosemary Rascati	Robin Wilson
Loren Lettick	Caryl Ryan	

Members of the public in attendance were: Jeffrey Cohen, Lois Doherty, Jerry Farrell, Jr., and Steve Knight.

The minutes of the Dec. 9 meeting were approved on a motion by Lucille Trzcinski, second by Rosemary Rascati.

Chairman Robin Wilson reported on her appearance before the Town Council on Jan. 14. The Council clarified the charge to the Committee as being to do research, be open to all ideas, check with other towns, talk to other people, and come back to the Council with the results of this effort.

Discussion focused on infrastructure questions, access, the non-use of eminent domain, site contamination, and the difficulty of finding comparable sites in other towns.

Subcommittees formed to do research and report back at the next meeting. A preliminary report will be forwarded to Chairman Wilson by Feb. 27.

The subcommittees are:

1. John Letourneau, Lucille Trzcinski, and Rosemary Rascati.
2. John Bradley, Loren Lettick, and Caryl Ryan.
3. Jay Fishbein, Jonathan Gilchrist, and Charlotte Murphy.

The next meeting will be held on Monday, Feb. 3, at 5:00 PM.

The meeting adjourned at 6:10PM on a motion by Rosemary Rascati, second by Jay Fishbein.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Corrections to the Minutes of the Meeting of January 21, 2003.

The meeting was called to order at 5:04 PM.

After the sentence "Subcommittees formed to do research":

List of resources should be e-mailed to Robin by January 28, to avoid duplication of effort. The final research would be due around the end of February.

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of February 3, 2003

The meeting was held in Room 116 of Town Hall and was called to order at 5:05 PM by Chairman Robin Wilson. Present were:

John Bradley	Loren Lettick	Lucille Trzcinski
Jay Fishbein	Rosemary Rascati	Robin Wilson
Jonathan Gilchrist	Caryl Ryan	

Members of the public in attendance were: Jerry Farrell, Jr. and Jeffrey Cohen

The minutes of the meeting of January 21, 2003, were approved with corrections (see attachment) by unanimous vote on a motion by John Bradley and a second by Lucille Trzcinski.

Committee members gave updates on their research:

Lucille had contacted David Goldblum developer of 9th Square in New Haven, who said that our project was too small for the firm. She and Rosemary Rascati met with and walked the area with representatives of the Jonathan Rose Company which specializes in small public/private projects developed with social and environmental sensitivity. They will be back in touch in 2 weeks.

John Bradley had spoken with Sam Sargeant, who had developed a plan previously, and now felt that it was perhaps not the best use of the site, looking instead at more senior housing. John looked at Middletown's new retail area and felt that it was not relevant to our site in that it was mostly retail.

Caryl Ryan researched The Orchards in Southington, an independent living and assisted living luxury rental facility for seniors in the downtown area. The size and scope was a good fit for our site. The Executive Director of The Orchards has expertise in developing facilities of this type, and offered to come and speak to our committee and/or do a feasibility study.

Loren Lettick reported on and showed photos of Schooner Wharf, a successful retail/residential apartment mix in Milford. There is one building housing retail and two buildings of upscale apartments with parking underneath. The apartments are fully rented. He also had photos of an office building site in Hamden, opposite the old Town Hall. The two office buildings and parking garage look at the rear entrances of retail space, as on our site.

John Gilchrist is researching Northhampton, MA, which has developed its successful downtown according to a master plan.

Jay Fishbein reported that Charlotte Murphy is looking into doing a survey of Choate students and their parents to see what products and services they would like in the downtown. Jay will be speaking to Tom Talbot to talk about land issues.

The next meeting will be held on February 19 (a Wednesday) at 5 PM.

The meeting adjourned at 5:53 PM on a motion by John Bradley, second by Rosemary Rascati.

Respectfully submitted,

Caryl Ryan, Secretary

attachment

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of February 19, 2003

The meeting was held in Room 116 of Town Hall and was called to order at 5:05 PM by Chairman Robin Wilson.

Present were:

John Bradley

Rosemary Rascati

Lucille Trzcinski

John LeTourneau

Caryl Ryan

Robin Wilson

The minutes of the meeting of February 3, 2003, were approved by unanimous vote on a motion by John LeTourneau and a second by Lucille Trzcinski.

Lucille Trzcinski reported that Jonathan Rose Company will send her their plan of operation on projects similar to ours. Lucille will forward it to Robin.

Informal discussion touched on the future gathering of information by members of the committee; whether downtown Wallingford could support expensive apartments or condos; and general problems that must be dealt with in the central business district, such as small retail spaces, lack of incentives for businesses to relocate here, and landlords who are allowing buildings to deteriorate.

The next meeting will be held on March 17, 2003, at 5 PM, in Room #116.

The meeting adjourned at 5:35 PM on a motion by John LeTourneau, second by Lucille Trzcinski.

Respectfully submitted,

Caryl Ryan, Secretary

Caplan/Wooding Study Committee
Minutes of March 17, 2003 Meeting

Present: John Bradley, Loren Lettick, John Letorneau, Charlotte Murphy,
Rosemary Rascati, Lucille Trzcinski, Robin Wilson

The meeting was called to order at 5:04pm

Robin opened the meeting by asking everyone to update the rest of the group on the status of his/her research. Robin summarized the report from Charlotte who was a few minutes late. Charlotte was organizing a focus group of students in order to develop a short e-mail survey for the entire student body. She will also survey the parents. She hopes to conclude the research by the end of April. The informal feedback is that students are looking for a store within walking distance of the campus to buy toiletries (since KMART is closed) and a bookstore.

John Bradley reported that he has spoken to Town Development people in Wethersfield, Glastonbury, and Enfield. No town had a site similar to Caplan-Wooding and none had suggestions on developers. Enfield did share an RFP that they had developed when they were trying to convert an unused school to a new use. The school building was to be donated to the developers and the three potential bidders were for artist space, office space, and small business incubator park.

Lucille reported that representatives from the Jonathan Rose Group would present their ideas and expertise in Community Development on March 25th at 4:30pm in the Chamber Office. Lucille asked whether Council members should be invited and the group agreed they should. Robin will e-mail the Committee members a reminder of the meeting.

Robin asked what other alternatives could be presented to the Council. The group suggested that Sam Sargent and Joé Dinatale be invited to the meeting to get their ideas. That meeting will be April 7th at 5pm if schedules allow. We also tentatively scheduled another meeting for April 21st with guests or presenters to be determined. Charlotte suggested that she might be able to find a developer/project manager similar to Jonathan Rose Group.

The meeting was adjourned at 5:48pm.

Next meeting is March 25th, 4:30pm at the Chamber Office.

Future Meetings

April 7, 2003, 5:00 pm - Town Hall

April 21, 2003, 5:00 pm - Town Hall

Respectfully Submitted by John Bradley for Caryl Ryan

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of March 25, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 4:30 PM by Chairman Robin Wilson.

Present were:

John Bradley	Loren Lettick	Lucille Trzcinski
Jay Fishbein	Caryl Ryan	Robin Wilson

Also present were members of the Town Council: Lois Doherty, Jerry Farrell, Jr., Hank Toman, Bob Parisi, Iris Papale, and Mike Brodinsky, Town Council Secretary Kathryn Zandri, citizen Robert Sheehan, and reporters Paul LaRocco, and Michael Gannon.

R. Wilson explained that this meeting was being held as part of our information gathering process and she thanked Lucille for bringing the speakers to us. She then introduced two representatives of Jonathan Rose Companies, Jim Mitchell and Joseph Cohen, who gave a presentation of their values-oriented planning and development process and showed some of their other developments. They specialize in projects that are challenging, and work with a public/private philosophy to bring together all necessary parties to make something happen. Rather than coming in with a specific plan, they utilize a process to develop the property. Their (6 month) process would include:

- A site plan.
- A vision and principles of development.
- A market study.
- Potential uses of the site.
- Development feasibility.
- An implementation plan, which can include financing.

A question and answer period followed.

The next meeting is scheduled for April 7, at 5 PM, at Town Hall. The meeting adjourned at 5:20 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of April 15, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:03 PM by Chairman Robin Wilson.

Present were:

John Bradley	John LeTourneau	Lucille Trzcinski
Jay Fishbein	Charlotte Murphy	Robin Wilson
Jonathan Gilchrist	Rosemary Rascati	Caryl Ryan
Loren Lettick	David Smith	

Also present were members of the Town Council: Jerry Farrell, Jr., Iris Papale, and Mike Brodinsky, and citizens Mario DiNatale, Rick Termini, Rick Termini, Jr., and reporter Paul LaRocco.

Chairman Wilson introduced Sam Sargeant of Lazarus and Sargeant Architects who has developed several schematic designs for the property since the late 1980's. Sam presented some of the various plans that have been derived from consensus ideas of the abutting landowners and the Town. His latest plan featured residential, light retail, and light commercial components in buildings of not more than 2 1/2 stories, but the viability of the plan is dependent on the improvement of the rear facades of the abutting properties. Property owners in attendance spoke favorably toward making improvements to their properties. Robin Wilson and Lucille Trzcinski will discuss this issue with Mr. Caplan.

The next meeting is planned for April 28.

The meeting adjourned at 5:50 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of May 12, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:04 PM by Chairman Robin Wilson.

Present were:

John Bradley	John LeTourneau	David Smith
Jay Fishbein	Rosemary Rascati	Lucille Trzcinski
Jonathan Gilchrist	Caryl Ryan	Robin Wilson
Loren Lettick		

Also present were Lois Doherty, Mario DiNatale, and Sam Sargeant.

Chairman Wilson introduced Chris Widmer of Aldenhouse Residential Communities, Inc., a not for profit whose specialty is affordable and special needs housing in Connecticut. He presented two projects: artist's cooperatives in Middletown and New Britain. In these buildings, the living spaces are lofts on the upper stories, with retail, teaching studios, or art galleries on the first floor. There is a deed restriction which limits residents to working artists, and these are chosen by a selection committee made up of a cross section of the community. He recommended that a property manager be hired. New Britain and Middletown have strong art communities, and in Middletown there were 50 applicants for 9 spaces. Each project received grant money from various sources and in Middletown, the city donated the property. One of the goals was to establish a small art community in the center of the cities

Discussion followed. . The committee felt that this type of project might be feasible as a part of a larger plan. The committee also felt that a market study should be conducted at some point in the process.

The next meeting will be held on May 19, at 5 PM, in the Chamber of Commerce conference room. Graduate students from the Yale School of Architecture will give a presentation. The students will tour the property at 4 PM with John Bradley and any others who may be interested.

The meeting adjourned at 6:05 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of May 19, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:03 PM by Chairman Robin Wilson.

Present were:

John Bradley	John LeTourneau	David Smith
Jay Fishbein	Rosemary Rascati	Lucille Trzcinski
Loren Lettick	Caryl Ryan	Robin Wilson

Also present were Mike Brodinsky, Jerry Farrell, and Phil Wright.

John Bradley introduced Alan J. Plattus and Michael Haverland from the Urban Design Workshop of the Yale School of Architecture. The two had walked the property prior to the meeting. The Urban Design Workshop is a not for profit architectural study group which undertakes various projects for towns in Connecticut. It is made up of graduate students and faculty members from the Yale School of Architecture. They collaborate with communities in looking at the whole range of options and distilling the 3 or 4 best uses. They do this by listening to citizens and local interest groups and using their input to develop a set of principles which can be used to set the design standards. These standards are then used as controls over the design and development process. They are sensitive to the unique character of New England towns and have worked with many communities in Connecticut. One of their tools that is very effective is the building of a 3-dimensional scale model.

The process takes usually 9 months to a year or more to complete and their fee is based on an hourly rate for the staff, an honorarium for the faculty, and a %-age for overhead. The cost may range from \$20,000 up to \$50,000.

The minutes of the meeting of May 12, 2003, were approved on a motion by Lucille Trzcinski, second by John LeTourneau.

The next meeting will be held on June 9, 2003, at 5 PM in the Quinnipiac Chamber of Commerce conference room. At this meeting, the owners and occupants of the abutting commercial properties will be invited to share their ideas.

The meeting adjourned at 5:59 PM on a motion by John LeTourneau, second by Lucille Trzcinski.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Meeting of June 16, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:05 PM by Chairman Robin Wilson.

Present were:

John Bradley	John LeTourneau	Caryl Ryan
Jay Fishbein	Charlotte Murphy	Robin Wilson
Loren Lettick	Rosemary Rascati	

Also present were: Lois Doherty, Bob Parisi, Jerry Farrell, Jr., Sam Sargeant, Betsy Bradley, Brendan McCormick, Rick Termini, Rick Termini, Jr., Lou Tagliatella, Bob Gross, Dick Caplan, Mario DiNatale, Police Chief Douglas Dortenzio, and reporter Mike Gannon.

Chairman Wilson gave the background of the Study Committee, including the charge from the Town Council which is:

The Caplan-Wooding Property Committee is directed to develop a strategy for marketing the Caplan-Wooding property for private development and report a recommendation back to the Town Council and Mayor and in order to market the property it is necessary to know what general use of the property is acceptable to the Town, therefore the committee shall make recommendations regarding use.

A memo from Vice Chairman Dave Smith was read by Chairman Wilson which offered his apologies for not being able to attend due to a last minute family emergency. He also requested that in order to ensure that all the committee members' opinions are taken into account as part of a general consensus - that any statements made to the press should be made by Chairman Wilson after a consensus is reached by the committee. He noted that this is especially important as we get closer to our final report.

Commercial abutters to the property were invited to give input as to their vision for the property.

Some of the ideas presented by the commercial abutters were parking, greenspace, and housing. Some voiced that the use should result in tax dollars for the Town. There was consensus that the site should be for the well being of the Town and many seemed anxious that a plan for the property come to fruition. The primary desire from the commercial abutters was additional parking. Several owners said they would be willing to upgrade the backs of the buildings if patrons entered from a new back parking area. Several suggested greenspace to fill in what was not taken in parking. Also, the problem with access must be addressed by widening Wallace Row, the rear facades of the buildings should be upgraded, and the vision should be on a long term basis, not short term. There was a suggestion that the historic brick building at #390 Center St. be used for retail and loft apartments. Police Chief Dortenzio stated that his department cannot make improvements to their parking and impound lot until there is a plan for the Caplan/Wooding property, and that they would probably outgrow their space within 15 years. He noted that when they moved into the building in 1987, it was on a 20-year plan.

The next meeting will be held on June 30, at 6 PM, location to be announced. Residential abutters will be invited to attend and give their input.

The meeting adjourned at 6:20 PM.

Respectfully submitted, Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Workshop Meeting of July 7, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:05 PM by Chairman Robin Wilson.

Present were:

John Bradley

Rosemary Rascati

Caryl Ryan

Jay Fishbein

David Smith

Robin Wilson

Loren Lettick

Lucille Trzcinski

Chairman Wilson called the meeting to order at 5:05 PM.

The minutes of the meeting of June 16 were accepted with corrections, on a motion by Robin Wilson, second by Dave Smith.

The minutes of the meeting of June 30 were accepted with one correction and the attachment of a drawing of recommendations made by Robert Avery on a motion by John Bradley, second by Dave Smith.

In order to prepare a report to the Town Council, the committee considered and discussed two documents: a Rough Draft as a starting point for committee workshop and Notes from John Bradley – emailed to Robin. After much reworking of the two drafts, it was decided that Chairman Wilson would email the agreed-upon changes to the committee members, who would then email further suggestions to Robin.

The meeting adjourned at 7 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Workshop Meeting of September 15, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:05 PM by Chairman Robin Wilson.

Present were:

John Bradley	David Smith
Jonathan Gilchrist	Lucille Trzcinski
John LeTourneau	Robin Wilson
Caryl Ryan	Sam Sargeant

Sam Sargeant was invited to present a new schematic for the property, which would include a 3 story parking garage, a 4-story addition to the Caplan building, a retail mews, and a village-like residential area. The Committee thanked Sam for his efforts and for the new ideas that he proposed.

The minutes of the meeting of July 7 were accepted on a motion by John LeTourneau with second by Lucille Trzcinski.

The Committee worked on the Principles of Development to be included in the report to the Town Council. Another draft will be prepared and mailed or emailed to each member for input. Chairman Wilson hoped to be able to report to the Town Council in November.

The next meeting will be held on Wednesday, October 1, at 5 PM, in the Chamber of Commerce Conference Room. It will be another workshop meeting.

The meeting adjourned at 6:40 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Workshop Meeting of October 1, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 5:05 PM by Chairman Robin Wilson.

Present were:

John Bradley	Caryl Ryan
Loren Lettick	David Smith
John LeTourneau	Lucille Trzcinski
Charlotte Murphy	Robin Wilson
Rosemary Rascati	

The Committee agreed that a presentation to the Town Council would be made on November 12, 2003.

A draft (dated 10/1/2003) of the presentation was discussed and various changes were agreed upon.

Section 3, Principles of Development, Number 9, was examined at great length and a motion was made by Loren Lettick, seconded by Lucille Trzcinski, as an amendment to a motion by Dave Smith, that Principle of Development Number 9 should read: "The development of the site should result in identifiable revenues to the Town". The motion carried by unanimous vote.

The next meeting will be held on Monday, October 20, 2003, at 4:30 PM in the Chamber of Commerce conference room.

The meeting adjourned at 6:15 PM.

Respectfully submitted,

Caryl Ryan, Secretary

THE CAPLAN/WOODING STUDY COMMITTEE

Minutes of the Workshop Meeting of October 20, 2003

The meeting was held in the Quinnipiac Chamber of Commerce conference room and was called to order at 4:40 PM by Chairman Robin Wilson.

Present were:

John Bradley	Loren Lettick	David Smith
Jonathan Gilchrist	Rosemary Rascati	Lucille Trzcinski
John LeTourneau	Caryl Ryan	Robin Wilson

A draft dated 10/20/03 of the Caplan/Wooding Committee Report to the Town Council was distributed and was reviewed by the Committee.

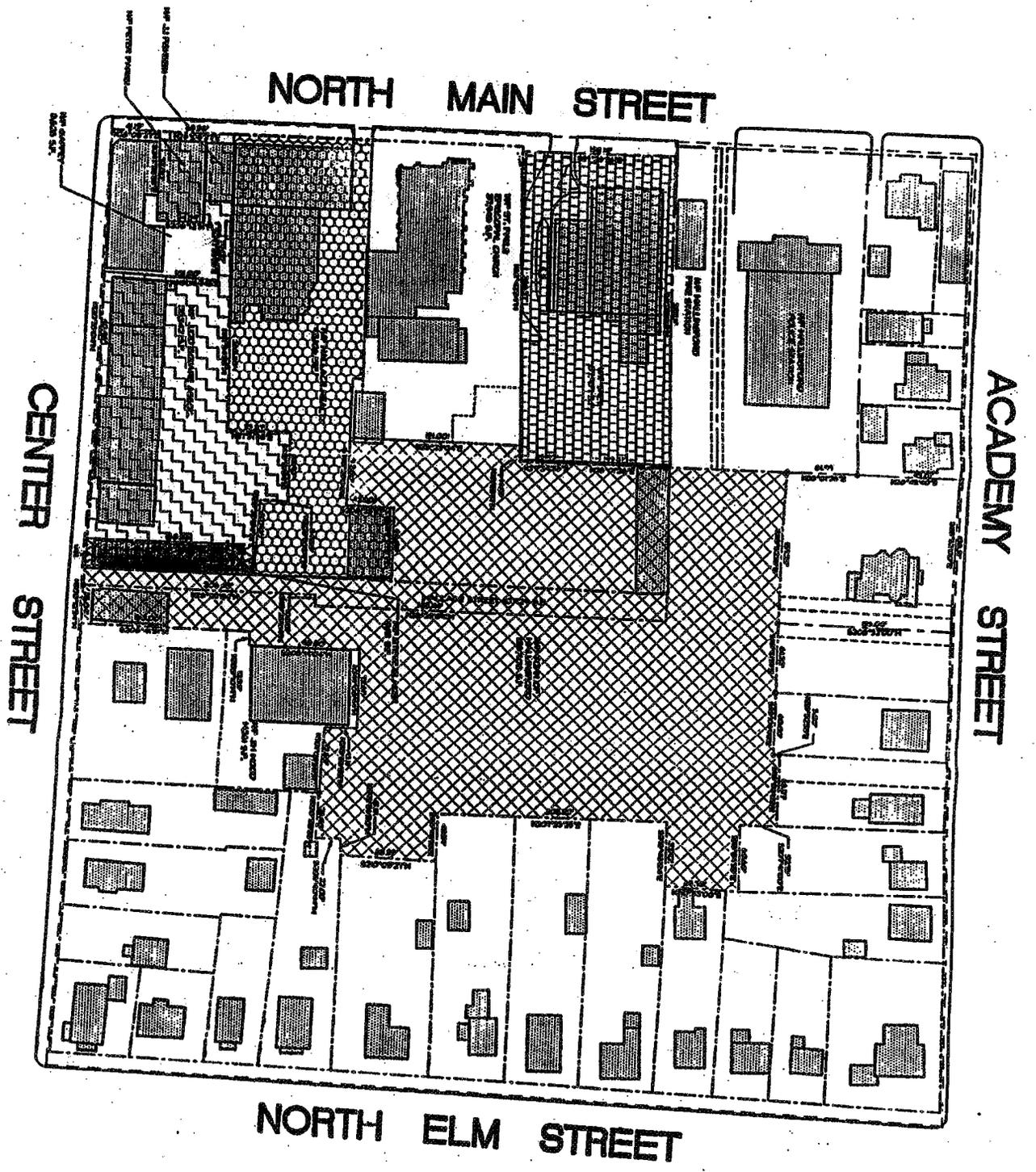
After much discussion and some modification, a motion was made by Dave Smith, seconded by Rosemary to accept the draft as the final report with some possible future editing. Motion passed unanimously. An addendum to the report will contain minutes of all meetings, a site map, and the Choate survey.

The minutes of the previous two meetings were accepted on a motion by Jonathan Gilchrist and a second by John LeTourneau.

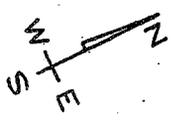
The meeting adjourned at 5:29 PM.

Respectfully submitted,

Caryl Ryan, Secretary



-  EXISTING OR PROPOSED BUILDING FOOTPRINT
-  EXISTING OR PROPOSED DRIVE OR SERVICE DRIVE
-  EXISTING OR PROPOSED DRIVE OR SERVICE DRIVE
-  EXISTING OR PROPOSED DRIVE OR SERVICE DRIVE
-  EXISTING OR PROPOSED DRIVE OR SERVICE DRIVE



PROJECT TITLE WALLINGFORD TOWN CENTER WOODING/CARLAW PROPERTIES	SHEET NO. SP-1	DATE 7/27/07	DRAWN BY [Name]	CHECKED BY [Name]	SCALE AS SHOWN	PROJECT NO. [Number]	CLIENT [Name]
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