

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL TOWN COUNCIL MEETING

March 22, 2006

6:00 P.M.

MINUTES

The following is a record of the minutes of the Wallingford Town Council at a special meeting held on Wednesday, March 22, 2006, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:08 P.M. Responding present to the Roll Call given by Town Clerk Barbara Thompson were Councilors Michael Brodinsky, Lois Doherty, Stephen W. Knight, Robert F. Parisi, Rosemary Rascati, and Vincent F. Testa, Jr. Mayor William W. Dickinson, Jr. and Town Attorney Janis Small were also present. Councilors Vincenzo M. DiNatale, Gerald E. Farrell, Jr., and Iris F. Papale have recused themselves from discussion and voting regarding the development of the Wooding Caplan Property.

There was a Moment of Silence and the Pledge of Allegiance was said.

2. Roll Call

Chairman Parisi said that the record should show that Councilors DiNatale, Farrell and Papale have recused themselves.

3. Presentation of Wooding Caplan Development Proposals

A. Smith Craft Real Estate Group, Milford, Connecticut

Robert J. Smith, Jr., President, Smith Craft Real Estate Corporation,
60 Commerce Park Drive, Milford, Connecticut
Donna Crandly, Vice President, Smith Craft Real Estate Group
Professor Alan Platus, Professor of Architecture, Yale University
School of Architecture and Director, Yale Urban Design Group
Sam Gardner, Gregg, Wies and Gardner Architects, New Haven,
Connecticut and Architect, Smith Craft proposal

Mr. Smith said that Smith Craft Real Estate Corporation is a diversified real estate company with approximately \$200 million in real estate assets, including

medical offices, retail, industrial and apartments, an 18-hole golf course and 3 Marriott hotels, that they are one of the largest owners of improved building lots in Connecticut with approximately 600 lots in their inventory, that they are a vertically integrated company performing design, construction, leasing and property management in the in-house operations. He said that they are a small, community-based company entirely owned by Phil Craft, his partner, and himself, and that they personally fund the company's ongoing capital needs. He said that they have proposed three scenarios with different pricing to the town.

(using visual materials)

Scenario I – will be four new buildings, to be constructed and the renovation of the building on Center Street. The residential component of this proposal is 52 one-bedroom units and 38 two-bedroom units for a total of 90 units. He said that there would be 2,160 square feet of commercial space in the Center Street building. He said that they offered the town \$2,200,000 for this scenario.

Scenario II – is an identical site plan to *Scenario I* with the exception of including commercial space on the first floor of Building A and Building D. He said that there would be 43 one-bedroom units and 32 two-bedroom units for a total of 75 residential units and the commercial space would equal 15,410 square feet. For *Scenario II* they offered the town \$1,440,000.

Scenario III – includes three buildings, to be constructed. In this scenario, he said that they dropped out the fourth building, Building E, and made a small pocket-style park. In *Scenario III*, there are 35 one-bedroom units and 28 two-bedroom units for a total of 63 residential units. Commercial space equals 9,410 square feet and the commercial space would be located in Building A in the Center Street building.

Mr. Smith talked about project parking, gating off the rear section to keep it reserved for the residential units, that parking will be available to the town in front of the buildings and along the Center Street area during normal business hours. He said that they have provided a landscape buffer to the residential neighborhoods on North Elm Street and moved the buildings forward in order to provide a transition from the North Main Street commercial sector to the residential sector. He said that they would heavily landscape the Police Department parking area.

Dr. Alan Platus he said it was a pleasure to be back in Wallingford after the Yale Urban Design Workshop (YUDW) collaboration with the Jonathan Rose Companies in the preliminary study for this site. He said YUDW hired Bob Smith and Phil Craft because they are excited about the possibilities of this very difficult, very complicated site and that they are committed to seeing something good happen on this site. He said want to draw upon their 12 year experience in working on communities all over the State of Connecticut, including the revitalization of downtown Milford.

He said that the specifics of the proposal have developed because Smith Craft understands residential and commercial markets in Connecticut and that what is being proposed by Smith Craft meets the overarching goals that this committee set out in realizing value from this site, in increasing the tax base for the town, in receiving a fair value for the property and also in creating a lively downtown Wallingford. He said that people are moving back to the center of town where they can walk, shop and go to restaurants and that this proposal addresses all of this. He said that the preliminary proposal follows the idea of a graded kind of zoning that moves from the commercial environments of North Main and Center Streets to multi-family residential through architecture and landscaping making a smooth transition to the adjacent residential neighborhoods.

Sam Gardner, Gregg, Wies and Gardner Architects, New Haven, Connecticut and Architect, Smith Craft proposal, explained their architectural approach in Wallingford was to draw styles and rooflines and massing from adjacent neighborhoods to produce buildings compatible with the setting and that they have developed three plans as a schematic plans using the late Victorian, Queen Anne style on Center Street. He listed features such as rooflines, different textures of shingles and accentuated base courses, color, the courtyard concept of the site and a generous green border and parking so the buildings are well set back and won't impact the sidelines or by the police parking lot. He said that Scheme I has a dense residential component; Scheme II has more retail; and Scheme III is less dense and eliminates a building. He said that the desire is to always meld the higher denser commercial through to the residential and create an appropriate setting for the project.

Mr. Smith discussed tenants saying that they are typically young professionals; age average is 35 years old; income is extremely high, usually 120% to 150% of the median income of the town; are highly educated, don't want to own a house right now; like high speed internet and cable TV. He said that the units provide washers and dryers, granite countertops, nine-foot ceilings, fully applianced kitchens and that they find an endless demand for this product. He said their product is not available now in Wallingford and that they believe this to be a niche market. He spoke about empty nesters and said that he sees commercial vacancy in downtown Wallingford doesn't see that commercial is the best use of the property but rather a dense residential project. He said that if the Council is compelled to build some commercial space that *Scenario III* which has 7,250 square feet in building can be leased and used for a use that closes at 5:00 P.M. to take pressure off nighttime parking for tenants. He doesn't see retail there because there isn't enough visibility there.

Chairman Parisi said that the public would be first for questions.

Kathy Avery, 42 North Elm Street, asked if the drawings were to scale and how high the buildings were. **Mr. Smith** said the buildings were to scale and that they are about 35-38 feet high below the Planning and Zoning height limit. **Mr. Gardner** said that's why they chose an architect-type building that is essentially two and one half stories. **Ms. Avery** asked about dumpster placement that things

like this should be there now, and the response was that the plan is not detailed to that level right now and would be addressed in the Zoning process.

Charles Flynn, 52 Academy Street, asked about entrance into and exit from the property. **Mr. Smith** said that they followed the outline of the Wooding Caplan Study and the RFP which stated to assume that the SNET access would be granted and that they would have a one-way entrance off of Center Street and a two-way access from North Main Street through the SNET easement, which they think is going to be very realistic and probable in achieving.

Richard Krombel, 38 North Elm Street asked about how the number of parking spaces was calculated based on *Scenario III*. **Mr. Smith** said that they use what is called a shared parking plan and referred to a publication called "Shared Parking" by the Urban Land Institute, which publishes calculations on shared parking. **Mr. Krombel** asked if they figure two cars per apartment. **Mr. Smith** said that the measure is 1.5 parking spaces for a one bedroom and 1.75-2.0 for a two bedroom. **Mr. Krombel** asked if they assume that the spaces are available during the day for commercial parking because everybody is out. **Dr. Platus** said that the possibility of shared parking is relatively straight forward.

He said that often the developers are often the best judges of what the realistic ratio is because they can't rent their units, if there isn't adequate parking for the market that they are seeking to attract. He said that they are pleased at how the parking laid out now that they've really looked at it in relation to three stable residential programs that the parking and the on-site circulation work very well. **Mr. Krombel** asked how far it is from the rear property line on the North Elm Street side to the parking lot and also to the buildings themselves. **Mr. Smith** said 20 feet from the property line to the parking lot and 70 feet to the buildings or 90 feet from the property line. **Mr. Krombel** asked if the 38-foot building height was to the peak of the building. **Mr. Smith** said that it would be close to 40 feet. **Mr. Krombel** asked if the access to North Main Street was not available then would they create access from Center Street. **Mr. Smith** said that they have had some discussion with adjacent property owners and that there may be other options open to them that they would pursue. **Chairman Paris** asked, "Maybe what?" **Mr. Smith** said that other options were available to acquire land to get access.

Chairman Parisi asked about the other options and whether they are available now. **Mr. Smith** said that they are not now available but that they pursued other options and discussions but there is nothing that they can say concretely today but he feels that SNET would yield to an easement to benefit the Town of Wallingford.

Mr. Brodinsky asked about their leasing policy and tenants. **Mr. Smith** said the application process that includes income statement, credit verification, qualifying the applicant and they require two months security deposit and the first month's rent. He said the rental will be \$1150-\$1200 for one-bedroom per month and \$1350-\$1400 per month for a two-bedroom apartment and that the pricing screens

the tenants. He said they are making a large investment here and are interested in maintaining the property and the quality of tenants to protect their assets and their investments that they own and manage everything themselves, that they have 24-hour service, do everything in-house themselves. **Mr. Brodinsky** asked if he would generalize whether it's one or two people living in the two-bedroom apartments. **Mr. Smith** said that it can be one person who wants an office or for visitors or a married couple, who need an extra room, and then once in a while you can get roommates.

Mr. Brodinsky asked to go through maintaining the premises, how that works. **Mr. Smith** said during the first four months the program and the intervals of the program are determined. He said excellent materials are used in the construction, that their maintenance people are trained and required to do maintenance walks once per month and that there is maintenance on a day-to-day basis. **Mr. Brodinsky** asked if a gym would be included in the Wallingford project. **Mr. Smith** said that there would be a 500 square foot fitness center with equipment.

Mr. Brodinsky asked how long it would take them to determine if they have a chance of getting access to SBC, and how would it take to wrap up a solid confirmation that they do have access. **Mr. Smith** said that they requested a 90-day-due diligence period where they would check for all the utilities, survey property, check title and also the SNET easement.

Ms. Doherty asked if anyone had spoken to anyone at SBC. **Dr. Platus** said his understanding was that one of the staff from the Rose Company had an informal conversation with SBC and that he knows of nothing in writing. **Ms. Doherty**, referring to a document used by the Town Planner, asked about the parking on Scenario III. **Mr. Smith** said that the shared parking theory has not been applied and that when commercial space is leased to a company that is a 9am to 5pm business the residents will have evening parking. He said that he didn't see that the parking calculation would be a problem.

Mr. Testa asked about pedestrian access. **Mr. Smith** said that pedestrian access would follow the SNET easement and behind Building E on Center that provides another access way to the 16 parking spaces. **Mr. Testa** asked how the estimated tax revenue was calculated. **Mr. Smith** said it was calculated by an economist and planner and in their application Scenario I - property tax would be \$153,000 per year; Scenario II is \$140,825 per year, and Scenario III is \$112,655 per year. He referred to other information on Table 9.

Mr. Testa asked if they worked with any local realtors involved with renters. **Mr. Smith** said that Wallingford does not have anything like this to compare to. **Mr. Testa** said that he is concerned about rentals and maintenance over time. **Mr. Smith** said Wallingford has an incredible boutique, urban environment that has to be nurtured and this will be successful. He said that they have every incentive to maintain them and that he and his partner personally fund these projects. He doesn't think that for sale housing would be successful, and he thinks a condominium association would be problematic. **Mr. Smith** said that

Wallingford has so much potential and that it is a beautiful little, urban environment, and that you have to think about it in terms of urbanism, just for this area, not for the whole town, and don't apply suburban principles, suburban ideals. He said think like an urban planner.

Ms. Rascati referred to the sixteen parking spaces behind 390 and that it will still be one way and asked about exit and entrance to Center St. **Mr. Smith** said that it is one-way and that they can't change that. **Ms. Rascati** asked then how would they get out. **Mr. Smith** said that the RFP instructed them to assume that the SNET easement was going to be granted and if you look at the Wooding Caplan Study it states that the phases include improvements that the town would undertake to prepare the site for future development and #4 is negotiate with SNET regarding easement driveway improvements for pedestrian access to the site. He said that they made the assumption because the town told them to make the assumption. **Ms. Rascati** asked if Smith Craft maintains an office on the premises. **Mr. Smith** said that they would have an office during the leasing period. **Ms. Rascati** asked about the little pocket park and who would use it. **Mr. Smith** said that the public would not be allowed to use the park behind the gate.

Mr. Knight asked about parking in Scenario III. **Mr. Smith** said that 16 spaces for 24 hour use and 42 spaces are the shared part and that signs are posted regarding parking violations. He said that this works very well.

Chairman Parisi asked if the number of renters per unit would be limited. **Mr. Smith** said that a roommate situation is only two people, and that they both have to sign the lease and have credit. **Chairman Parisi** asked if there would be an association structure. **Mr. Smith** said that it's him. **Chairman Parisi** asked about the term of the lease, and **Mr. Smith** said that the minimum term for a residential lease is one year, and they have corporate leases. He said that their occupancy rate 90 %. **Chairman Parisi** asked how often rent increases, and **Mr. Smith** responded annually and with a new project will do some incentives. It will be an inflation-adjusted rent. **Chairman Parisi** asked if their goal is to have long-term residents and **Mr. Smith** said their incentive is that if a tenant renews their lease that they get a monthly rental savings of \$50 and that people can get long-term leases of 6 or 7 years. **Chairman Parisi** asked how a tenant breaks a lease and **Mr. Smith** that they are charged ½ month rent until the unit is leased to a new party.

Rick Tremini, 8 Rolling Meadow Drive, asked if these units can be turned into condos. **Mr. Smith** said that they build all of their buildings with separate utilities, separately metered, and they are convertible. **Mr. Tremini** asked about the total number of units and about the retail space, and **Mr. Smith** said that in Scenario III there are 63 units and 7,200 square feet of retail and 2,100 square feet in the Center Street building. **Mr. Tremini** wanted to know if they see this project having an affect on the rental property currently in town, and how would the town know that he wouldn't sell the complex after completing it and that a new owner wouldn't be as sensitive as Smith Craft. **Mr. Smith** said that it is not

their intention to sell, and that he and his partner are in their early 40s, and that they want to be part of Wallingford.

Patricia Sittnick, 139 Prince Street, commercial space in relation to residential units in the same building. **Mr. Smith** said that they would not propose restaurants or a bakery because of the shared parking aspect of this area of the project.

Chairman Parisi asked for further questions and there were none. He thanked the Smith Craft Group and called for a short recess, which began at 7:30P.M. He reconvened at 7:50 P.M.

B. Town Center, LLC
Joseph DiNatale

Joseph DiNatale, Town Center, LLC
James Loughlin, Attorney, Town Center, LLC
Sam Sargeant, Lazarus and Sargeant Architects, Architect,
Town Center, LLC
Stephen Lazarus Lazarus and Sargeant Architects, Architect,
Town Center, LLC

James Loughlin attorney for Joe DiNatale. He introduced Mr. Sargeant and Mr. Lazarus, architects. He pointed out north, south, east and west on the visual presentation. He said that there are two aspects of the proposal that he feels are most important and that set it apart from all the rest. He said that is the concept and the ingenuity behind the concept as well as the team that intends to carry out that concept. He said that they have to approach state agencies - Department of Environmental Protection, the state's traffic agency, town agencies like Planning and Zoning Commission, the Wetlands Commission, the Engineering Department, the Departments of Public Works, Water and Sewer. He said that their carries out what the Wooding Caplan Committee directed and matches what the Rose Report recommends. He said their proposal incorporates three parcels. On the Wooding Caplan property 30 units are proposed and 10,000 square feet of light commercial. He said that Mr. Joseph DiNatale is under binding contract for the purchase of two additional properties, one houses Precision Foods, 410 Center, owned by the Woods family, behind the old Shell station and secondly, he has exercised an option to purchase property on the west side of Wallace Avenue, 24-25 Wallace Avenue. He said that Mr. (Joseph) DiNatale's proposal would successfully build out the entire block. He said that the other two parcels would house an additional 14 units and an additional 7,000 square feet of light commercial space. He said their plan moves the historic gas building, 390 Center Street from the exterior to the interior to approximately where 24-25 Wallace Avenue is now. He said that they provide for widening of Wallace Avenue so that it will "T" squarely with Fair Street across Center Street and have code compliance and site line visibility facing east on Center Street. He said that they are under contract with the Caplan family to purchase Wallace Avenue and to re-

face the rear of the Caplan building and to provide brick walkways out toward Main Street with vintage lighting, landscaping and benches. He said that in the public are have brick walkways, a fountain, a courtyard and vintage lighting and an additional promenade leading to Center Street He said that the secondary ingress and egress will be for primarily pedestrian traffic and perhaps emergency access. He said that in building out the project this way that they are the only one that builds out the entire block uniformly and at the same time buffers the residential neighbors while preserving the Wooding Caplan and surrounding properties as an asset for all town citizens. He distributed the instructions from the Wooding Caplan Committee (*Appendix I*) and reviewed the document point by point saying that Mr. (Joseph) DiNatale's proposal satisfies all of the 13 instructions from the committee.

Mr. Sargeant said the project would enhance the life in the uptown area, respond to the surrounding neighborhoods and solve long-term site issues. He said to enhance they provided a 10,000 square foot plaza that they have created a scale sympathetic to the homes on North Elm and Academy Streets and to the larger scale buildings on North Main and Center Streets. and in solving long term issues they are replacing the inappropriate commercial and industrial uses and renew neglected parking areas. He described the three buildings and the plaza. He pointed out the reticulation of the buildings towards the Caplan building, the residential streets and the police station and mentioned some to the features like gables and height of the eaves. He said that 3.7 acres is improved in this plan. He said that part is being deeded back to the town as a public right-of-way and so the Caplan property has access out to the street He said the they want to integrate this design into the fabric of the town and they find that moving 390 Center Street allows a clean intersection of Center and Fair that also allows a 50 foot right of way into the site.

Mr. Loughlin presented a short biography of Mr. (Joseph) DiNatale and summarized the history of the relationship between Mr. (Joseph) DiNatale and Lazarus and Sargeant and the Town of Wallingford. He recounted Lazarus and Sargeant town projects including Town Hall renovation, the old Town Hall, Parker Mills, Farm Hill, the Senior Center and the Parks and Recreation Department, and he listed projects in other towns.

Bob Hogan, Grieb Road, commented on the cost of the property to the town 15 years ago at \$1.5 million and that Mr. (Joseph) DiNatale is paying \$1.7 million for the property but it's really only \$409,000 that the town is receiving.

Mr. Loughlin said that on page 3 of the proposal, Mr. (Joseph) DiNatale outlines the \$1,750,000 expenses that are necessary to bring the site to a developable condition.

Bob Avery, 42 North Elm Street, asked about dimensions and project scale. **Mr. Lazarus** said that they provided square footage numbers. **Mr. Avery** said that the square footages changed over time. **Mr. Lazarus** said that this process is

evolutionary. There was some discussion regarding shared parking and the number of required parking spaces

Linda Bush, Town Planner, said that they are providing 165 parking spaces on the site property without sharing that comply with Wallingford Zoning and added that the requirement is required 166. **Mr. Avery** continued with parking questions (*off-mike conversation*), and it was determined that there is no parking issue. Moving the brick building was discussed and the experts have given an estimate and said that the building can be successfully moved, and then it will be restored. **Mr. Avery** next talked about the water problems and both **Mr. (Joseph) DiNatale** and **Mr. Sargeant** said that in the engineering of the site that the water issue would be addressed and that they would take care of it. **Mr. Avery** asked if there would be a need for any Planning and Zoning changes, and **Mr. Lazarus** said that their scheme may be the only scheme that is completely in compliance with the CA-6 zoning regulations. **Mr. Avery** said asked about a production schedule and green space, and the response was that the project would take about 2 years, and regarding green space, there is a 4,000 square foot park area adjacent to North Elm Street, and there is green space behind **Mr. Avery's** house. **Mr. Sargeant** pointed out the 10,000 square foot plaza on the drawing.

Wes Lube, 15 Montowese Trail, commented on the old gas building and the response was that it would be restored, including the façade, with historical accuracy and that it will be harmonious with the rest of the development. **Mr. Lube** talked about costs and about evening parking in relation to events at the church and day parking for post office employees. The response was that they are supplying more parking than any other plan.

John Bradley, 49 Academy Street, member Wooding Caplan Study Committee, asked about Building B and the buffer to the gas station. The answer was 15 feet from the property line and landscaping and the height of the building is 35 feet to the ridge and 20 feet to the eaves. **Mr. Bradley** questioned the marketability of the units given the location of the gas station, about pedestrians, about parking and about property purchases that will take place to complete the project.

Robert Krombel asked why not take out 380 Center Street, and the response was that, according to the Rose Report, the site should have visibility and good site line. **Mr. Krombel** asked about the distance from the back of the North Elm Street property lines to the buildings – about 75 feet, about parking to the property line -about 10 feet, about height to roof peak – about 40 feet plus a one foot decorative element, about the step-down of the buildings in relation to three and one half stories, about fencing – natural wood-color, vinyl, cedar-looking, 6 foot fence, plantings and maintenance- condo association will take care of that, maintaining the plaza and the green space – condo association will maintain all the grounds, about traffic impact –will be the lowest of all the proposals with traffic in and out at Caplan to North Main Street and at Wallace to Center Street, about noise from dumpsters, mechanical systems, etc. - location of dumpsters was reviewed and that mechanical noise because of its location will go vertically,

about help from the town – the \$409,000 will be guaranteed by the town and for the town to locate their easements for them, about Caplan discussions, and about their target market and if there would be any restrictions – not designed to be conducive for people with children.

Lucille Trzcinski, 25 Turnberry Road, member Wooding Caplan Study Committee, asked if the open space will be the plaza, maintained by the various condo and business owners and be accessible the townspeople – yes, that can be addressed in the deed or an easement can be conveyed back to the town.

Charlie Barryman, 3 Briarwood Lane, asked about who is liable if he breaks a leg on the plaza – condo association.

John LeTourneau, 3 Regent Court, member Wooding Caplan Study Committee, asked about size of the condos and referred to the RFP and how the proposal is changing regarding 2 or 3-bedroom units and their size. **Mr. Lazarus** said that it is their hope that every unit will be 2-bedrooms but the final plan might have some 1-bedroom units and the number of bathrooms will be two and not change.

Charles Flynn, 52 Academy Street, confirmed that there are all condominiums and no rentals and that the cost is \$275,000 to \$350,000 and that all three buildings will have commercial below and total about 17,000 square feet.

Kathy Avery, 42 North Elm Street, wanted to know about renting of the commercial spaces and alternatives if the spaces are not rented, and she was assured that the spaces will be rented and that they will not be turned into condos.

Charlie Barryman, 3 Briarwood Lane, made comments regarding small businesses and directing traffic to the town center.

Rick Tremini, 8 Rolling Meadow, also commented on small business and he said that he was grateful that the town purchased the property, asked about building time, snow removal, moving 390 Center Street, easement to North Main Street

Paul Moore, 61 Academy Street, commented on the Rose Report stating that retail is a risky venture on this site and had a conversation with Mr. (Joseph) DiNatale.

Jan Lyon, 4 Simpson Avenue, asked about the driveway or the easement between St. Paul's Church and Caplan's and wanted more clarity. **Mr. Lazarus** said that they have a right-of-way to go through and the obligation to improve the alleyway by repaving it with brick. **Mr. Loughlin** said that the property itself is owned by deed by the Caplan family and is a right-of-way reserved to St. Paul's and that it will stay a driveway.

Mr. Brodinsky asked about garages, parking around the Caplan right-of-way and parking in back of the church. **Mr. Loughlin** said that the Caplan property is subject to easement in its deed that is not addressed to anyone but because it has been used to such an extent by the town, the argument is that there is a prescriptive easement for the town to continue to use that and that the church has no ownership right in the right-of-way as it is understood. **Mr. Brodinsky** asked about the tax analysis. **Mr. Loughlin** said that he went to the assessor's office for proposed values for The Ridges off Pond Hill Road and took the highest and the lowest assessments, averaged the numbers and multiplied by the number of units for their proposal. **Mr. Brodinsky** said that what they did not do was take the number of residential units and multiply it by 275 and then take some capitalized value of the rental units, and **Mr. (Joseph) DiNatale** said that they used 18 mills. **Mr. Brodinsky** continued with a question about the main building. **Mr. Sargeant** said that all of the units in that building are flat. **Mr. Brodinsky** asked if they intended to have a high-end restaurant. **Mr. (Joseph) DiNatale** said that would be his intention. **Mr. Brodinsky** asked about the passageway over the gas station property in regard to right-of-way over that property. **Mr. Loughlin** said that the deed to Woods has an easement (ingress and egress including cars) over the Vitali property, and **Mr. (Joseph) DiNatale** is under contract to purchase the Woods property and the rights go with the deed. **Mr. Brodinsky** asked if there was any correspondence with the Historic Commission that indicates that there may be an objection to moving the building. **Mr. Lazarus** said no.

Ms. Doherty asked for the Shell station right-of-way width and if it is to be one way. **Mr. Loughlin** responded foot traffic only and for emergency vehicles. **Ms. Doherty** asked what is the total square footage of the commercial space. **Mr. (Joseph) DiNatale** said approximately 16,700 square feet.

Mr. Testa asked if there was access to the commercial space from the back. **Mr. Sargeant** said that it was from the east side. **Mr. Testa** asked about the 41 feet of the peak of Building A and how from the property line is the peak. **Mr. Sargeant** said that it is about 100 feet. **Mr. Testa** asked about environmental studies of the property, and **Mr. (Joseph) DiNatale** said he would follow up the town's studies.

Ms. Rascati asked how much land **Mr. (Joseph) DiNatale** would gain with the purchase of the Woods property and 25 Wallace Avenue. **Mr. (Joseph) DiNatale** said around 30,000 square feet making the site total 3.7 acres. **Ms. Rascati** referred to proposal page 3 regarding emergency vehicle driveway between the Fire Station and the Police Department. **Ms. Rascati** asked if there was just one association for residential and commercial. **Mr. (Joseph) DiNatale** said that there would be one.

Mr. Knight asked about shared parking with the Caplan property **Mr. (Joseph) DiNatale** said that with the purchase of property from Mr. Caplan that there are 14 spaces in that property they are swapping easements for access in and out and sharing parking with Mr. Caplan's clients.

Chairman Parisi asked about maintenance of the property and **Mr. (Joseph) DiNatale** said that that it would be shared by the association members, residential and commercial, and that he will have an office on site and be a member of the association. **Chairman Parisi** asked about the association voting structure and reassurance about moving the building and whether there would be insurance. **Mr. (Joseph) DiNatale** said that the movers would be insured. **Chairman Parisi** asked about occupancy rate and **Mr. (Joseph) DiNatale** said it would be 100%.

Chairman Parisi thanked the public and the presenters.

Mr. Knight made a motion to adjourn.

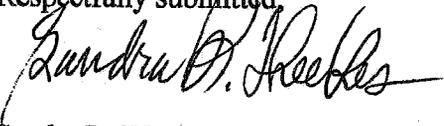
Ms. Rascati seconded the motion.

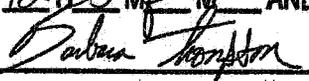
All ayes except for the Councilors who recused themselves, Vincenzo DiNatale, Jerry Farrell, Jr. and Iris Papale.

The motion passed.

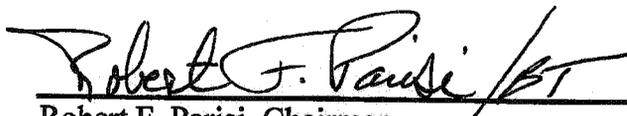
The meeting adjourned at 10:35 P.M.

Respectfully submitted


Sandra R. Weekes
Town Council Secretary

RECEIVED FOR RECORD 8-22-06
AT 12:35 PM AND RECORDED BY
 TOWN CLERK

Meeting recorded and transcribed by Sandra R. Weekes


Robert F. Parisi, Chairman

9/12/06
Date


Barbara Thompson, Town Clerk

9/12/06
Date

APPENDIX I
3/22/06 ITEM B

Wooding-Caplan Planning and Development
Feasibility Study: Summary Report
December 2004

Principles of Development

[From the Wooding-Caplan Committee Report to Town Council – November 2003]

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.

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.

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.

Atty Jim Loughlin handout
Rec'd mtg
3/22/06
7:50 pm

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.

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.

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.

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

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.

11. **The site development should enhance the adjacent neighborhoods.**

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.

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.



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

APPENDIX H. Staff Letter of Commitment

Staff Letter of Commitment (one per partner)

1. Use school/community based organization letterhead stationary. (1 letter from school, 1 letter from CBO)
2. Indicate the total number of staff working in your building/organization.
3. Indicate the number of staff signing this letter.
4. The letter of commitment should include language that the staff will participate in all state related activities, including, but not limited to: evaluations, data collection and reporting, networking meetings, etc.

Print Name

Signature

Role
