

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

March 28, 2006

6:30 P.M.

MINUTES

The following is a record of the minutes of the Wallingford Town Council at its regular meeting held on Tuesday, March 28, 2006, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:36 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 Comptroller James Bowes were also present. Councilors Vincenzo M. Di Natale arrived at 6:37 P.M. Iris F. Papale arrived at 6:39 P.M. Town Attorney Janis Small arrived at 6:53 P.M. Gerald E. Farrell, Jr. was absent from the meeting due to a social engagement.

Moment of Silence

1. Pledge of Allegiance and Roll Call

**Chairman Parisi** welcomed Pasquale Melillo back to the meeting.

2. Correspondence

**Mr. Knight** read a letter from Attorney Fred Monahan, which stated that he was resigning from the Personnel Pensions & Appeals Board.

3. Consent Agenda

3a. Consider and Approve Tax Refunds ( #529 - #573 ) totaling \$9,643.15, Acct. # 001-1000-010-1170 - Tax Collector.

3b. Consider and Approve Dawn T. Lindauer to the Public Celebrations Committee for a two-year term expiring on February 1, 2008  
- Lorraine Devaney, Public Celebrations Committee

3c. Consider and Approve Samuel Carmody to the Public Celebrations Committee for a two-year term expiring on February 1, 2008  
- Lorraine Devaney, Public Celebrations Committee

- 3d. Consider and Approve Ruth Palmer to the Public Celebrations Committee for a two-year term expiring on February 1, 2008  
– Lorraine Devaney, Public Celebrations Committee
- 3e. Approve the Appointment of Mr. Jay Cretella to the Wallingford Committee of Aging for a three-year term ending on February 8, 2009  
- Chairman Robert F. Parisi and Councilor Michael Brodinsky
- 3f. Acceptance of the Minutes of the March 16, 2006 Town Council Meeting.

**Consent Agenda Addendum**

Consider and Approve the Following Mayoral Appointments to the Board of Ethics:

Arnold Willhite	Term Expires March 1, 2007
Richard Voelker	Term Expires March 1, 2007
Laurie Manke	Term Expires March 1, 2008
Craig Leary	Term Expires March 1, 2008
Kenneth Secol	Term Expires March 1, 2009

Alternates to the Board of Ethics

Jack Winkleman	Term Expires March 1, 2008
Mary Conant	Term Expires March 1, 2009

**Mr. Knight** made a **motion** to accept the Consent agenda items 3a to 3f. and the Addendum Consent Agenda item. **Ms. Doherty** **seconded** the motion.

**Chairman Parisi** called for a voice vote and all said aye except for Councilor Gerald E. Farrell, Jr. who was absent. **The MOTION PASSED.**

- 4. Items Removed from the Consent Agenda - *None*

**Town Clerk, Barbara Thompson**, swore in Sam Carmody to the Public Celebrations Committee and Laurie Manke, Arnold Willhite and Craig Leary to the Board of Ethics.

**Chairman Parisi** announced that the two Executive Sessions, Items 9 & 10, were withdrawn from the agenda.

5. PUBLIC QUESTION AND ANSWER PERIOD

**Pasquale Melillo, 15 Haller Place, Yalesville,** asked about the school renovations and ventilation.

**Phil Wright, Sr., 160 Cedar Street,** welcomed Mr. Melillo back at the meeting. He thanked all of the people who have worked on the Wooding Caplan property project and he commended the Chairman for how he has handled the public participation at the various meetings and expressed that he is sorry that those meeting were not televised.

**Pasquale Melillo, 15 Haller Place, Yalesville,** asked about the Pierce Plant and wanted to know if anything new has developed. **Chairman Parisi** said nothing at this point.

**Stephen Clark, 40 Apple Street,** asked if there was going to be another question and answer period after the discussion takes place regarding the Wooding Caplan Committee. **Chairman Parisi** said that there would be a limited question and answer period.

**Pasquale Melillo, 15 Haller Place, Yalesville,** wanted to know about our dams and **Chairman Parisi** said that they are all in good shape. Mr. Melillo then asked about Community Lake, and **Chairman Parisi** said that Mr. Rascati is working very diligently on it and that it is not an easy project.

**Mr. Knight** made a motion to move up Item #7 of the Agenda. **Ms. Papale** seconded the motion. **Chairman Parisi** called for a voice vote and all said aye except for Councilor Gerald E. Farrell, Jr. who was absent.  
The MOTION PASSED.

7. Consider and Approve a Bid Waiver for \$50,000 for hiring an Executive Search firm for Recruiting Public Utilities Director.  
– Public Utilities Commission

**Mr. Knight** made a motion to Approve a Bid Waiver for \$50,000 for hiring an Executive Search firm for Recruiting Public Utilities Director as presented by the Public Utilities Commission. **Ms. Doherty** seconded the motion.

**Richard Nunn, Chairman, P.U.C. Commission,** spoke about a letter to the Mayor announcing that Raymond Smith, the current P.U.C. Director will be retiring in the fall and that the Commission's endeavor is to seek a search firm to find an acceptable candidate and that the timing is that they would like to get started as rapidly as possible and that they have budgeted for the months of

September and October that they can have dual coverage to make an orderly transition in this extremely important job. He said that the type of individual that would be required to fill the position is only available through the utilization of a search firm. He said that Mr. Sullivan has contacted a number of search firms and has it narrowed down to four and that the Commission has already had three interviews out of the four and that the fourth one is scheduled. He said that due to the Commission's review of early quotes from these firms and in order to select one of the firms that they need a bid waiver. He said that they have what they need in their budget to do this work.

**Terence Sullivan, Personnel Director**, said that there are about 40 firms in the country that specialize in executive level public sector recruiting. He said that five of those firms were invited because of their specific experience and that one of them was experienced specifically in public utilities executive level recruiting. Four of those firms accepted the invitation to come and speak with the Commission.

**Mr. Knight** asked how they arrived at the figure of \$50,000.

**Mr. Sullivan** said that they received some estimates from these four companies indicating that they could do the work. He said that there is a range from \$19,000 up to about \$50,000 depending on expenses and how quickly the work occurs. He said that he hoped they could avoid the 50-range and find something in the middle but that it is clearly over the \$4,000 bid threshold.

**Mr. Knight** asked how they determine their price. And **Mr. Sullivan** responded that they come up with an hourly rate for principal consultant and an hourly rate for subordinate consultant that included their time and their expenses for traveling to our site to talk to us about recruiting and the town. He said that there are other expenses related to other recruiting efforts such as publications.

**Mr. Knight** wanted to know if these were all national firms. **Mr. Sullivan** said, "Yes, they are." **Mr. Nunn** said that \$50,000 is the maximum figure.

**Chairman Parisi** asked about monitoring this process and would tracking the actual amount of time that is put in be performed. **Mr. Sullivan** said that yes it would be and that before a firm is selected, that reference check would be done, and that they will have to account for their bills on a periodic basis and proof that they have done certain work.

**Mr. Testa** asked if this would cover advertisements in journals and newspapers and those types of expenses. **Mr. Sullivan** said that this would

cover the whole recruiting effort, including advertising. **Mr. Nunn** said that it would not cover transportation and housing while interviewing candidates that the P.U.C. would cover that.

**Chairman Parisi** called questions from the public. **Mr. Mellilo** spoke about his feelings on finding Mr. Smith's replacement saying that we do not need a recruitment firm. **Chairman Parisi** asked any other questions and heard none. He asked for a voice vote and all said aye except for Councilor Gerald E. Farrell, Jr. who was absent. **The MOTION PASSED.**

**Mr. Knight** made a motion to move up Item #8 of the Agenda. **Ms. Papale** seconded the motion. The Council all voted AYE except for Councilor Gerald E. Farrell, Jr. who was absent. **The MOTION PASSED.**

8. Consider and Approve Job Descriptions for Positions of Sanitarian and Senior Sanitarian – Personnel

**Mr. Knight** made a motion to Approve Job Descriptions for Positions of Sanitarian and Senior Sanitarian as presented by Personnel. **Ms. Doherty** seconded the motion.

**Eloise Hudd, Director, Health Department**  
**Terence Sullivan, Director, Personnel Department**

**Mr. Sullivan** said that there may be a retirement in the department soon and that it was a good time to look at the titles of the jobs and the language in the job descriptions as it wasn't contemporary and consistent with statute and regulation. He said that it was a good time to look at both job descriptions at one time and that they are basically put together by the Health Director to conform with statutes and regulations and the draft has been review by the Mayor and by the union. He said that there is concurrence on both.

**Ms. Papale** asked if changing job descriptions is a trend and will it continue in light of the fact that there were job descriptions at the last meeting for Public Works and Recreation. **Mr. Sullivan** said that there will be to some degree but that there is no compensation here and that management likes to review job descriptions as time permits. He said that others in the past were for reclassification requests.

**Chairman Parisi** asked for comments from the Council or the Public. There were none and he called for the vote. **The Council all voted AYE** except for Councilor Gerald E. Farrell, Jr. who was absent. **The MOTION PASSED.**

**Mayor Dickinson** said that our **Health Director** is a Major in the Air Force and he said that we salute your service. He continued saying that she has been called up and will be headed to duty and service in Iraq.

**Ms. Hudd** said that she is looking forward to it and that it should be a great experience.

*Applause.*

**Chairman Parisi** wished her well.

6. 7:00 P.M - Conduct a Public Hearing to Consider and Act upon an Ordinance entitled:

AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$68,970,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF TOWN-WIDE SCHOOL SYSTEM RENOVATIONS AND AUTHORIZING THE ISSUE OF \$68,970,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (The purpose of the amendment is to increase the appropriation and bond authorization by \$3.3 million, from \$68,970,000 to \$72,270,000, and to ratify, confirm and adopt all prior authorizations and ordinances in connection therewith, and expand the scope of the school project to include renovations to the Sheehan High School running track and athletic field.)

Prior to the opening of the Public Hearing, School Renovation Building Committee Chairman Donald Harwood and Vice-Chairman William Choti made a presentation of the project to date to the Town Council.

**Chairman Parisi** convened the Public Hearing at 7:01 P.M. and said, "I hereby convene the public hearing for the \$3,300,000 increase to the \$68,970,000 Town-wide School Improvement Project appropriation and bond authorization. The ordinance, which is the subject of this public hearing, is available to the public and may be obtained at this meeting from the Town Clerk."

He asked, "Is there a motion and a second to read the title only of the following proposed ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting?"

**MOTION**

**Mr. Knight made a motion** to read the title only of the following proposed ordinance and to waive the reading of the remainder of the ordinance, incorporation its full text into the minutes of this meeting?

**Ms. Rascati seconded** the motion.

**Chairman Parisi** asked the Clerk to call the roll call vote

**ROLL CALL VOTE: Brodinsky – yes; DiNatale – yes; Doherty – yes; Knight – yes; Papale – yes; Parisi – yes; Rascati – yes; Testa – yes.**

**Councilor Gerald E. Farrell, Jr. was absent.**

**Chairman Parisi said that the motion passes**

**Mr. Knight read the title.**

AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$68,970,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF TOWN-WIDE SCHOOL SYSTEM RENOVATIONS AND AUTHORIZING THE ISSUE OF \$68,970,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

**Chairman Parisi** said that this is a Public Hearing and the public is invited to make comments should they choose to. He asked if there were any comments from the Public. He said, "There are no comments? This might be the shortest Public Hearing on record." He called on the School Building Committee to make a presentation.

**Donald Harwood, Chairman, and William Choti, Vice-Chairman, School Building Renovation Committee**

**Mr. Harwood** gave an overview of all of the schools with the use of projected materials.

**Moses Y,** - complete other than some heating issues

**Lyman Hall** -the new main entrance gave space for the new auditorium, the new band room, a new large media center, renovated lecture hall, administration area renovation, science room modifications, code upgrades, HVAC.

**Cook Hill** -new gym and new classrooms; parking area for visitors, misc. work like code upgrades and HVAC

**Highland Elementary** -new bus loop, new administration area that was added to the building, importantly the water problems and runoff from the hill and the safety issues

**Rock Hill Elementary** -added loop for diagonal parking and drop off with separation from buses on the front loop, new entrance, new media center that was added

**Stevens** -addressed traffic and parking, new media center, lots of internal facility work, exterior window replacement, still need to address pupil cubbies for coats and book bags and HVAC for nurses area

**Sheehan** -PPS moved, HVAC work for year round administrative space, last summer the academic wing and the science areas, ceilings, HVAC duct work. There will a great deal of work in the summer 2006.

**Dag Hammerskjold** - HVAC and code related items, dealing with mechanicals

**Moran** - HVAC and code related items, dealing with mechanicals

**Parker Farms** - large addition where there were portables, media center, classrooms. It mimics the existing wing.

**Pond Hill** -classrooms.

**Mr. Harwood** talked about budgets for the 11-school project that Turner manages for the town. He said that the spreadsheet for the project is an extremely dynamic document. It includes construction dollars, FF&E,



technology, hazardous materials, soft costs – professional fees and other related elements to the project.

**Moses Y** ran favorable.

**Lyman Hall** large overrun not large by percent. The large impact items significantly above budget are hazardous materials, unsuitable soil conditions, electrical upgrade costs, culinary arts and food lab

**Highland \$50,000** just to deal with water runoff and hazardous materials

**Rock Hill, Cook Hill** not terrible

**Stevens in Phase B** not impactful

**Dag and Moran** hazardous materials that impacted schedule and ability to deliver; HVAC modifications

**Parker Farms** state watershed impact issue and schedule was held 1-2 months; winter heat conditions; structural elements

**Mr. Harwood** said that in looking at projected savings or overrun, at any one time they are working off 50 to 100 significant change orders for each school. He said that Turner tracks and keeps the budget reflective of the potential impact so it doesn't mean that they will take on that expense but he explained that it is something that has come to light and then it goes back to trying to decide if it is a committee approved element or is it something that was a code item that they must do so sometimes the change orders are requests that have come from the administration as a result of observations in the space. He said that they try to stay within the scope, and it is often difficult when opening a new area.

**Pond Hill** nothing out of the ordinary.

**Sheehan** issues with fire dampers; issues with the ramp to the media center; summer month work.

**William Choti, Vice Chairman, School Building Renovation Committee,** said that at Lyman Hall alone there have been 257 logged, potential change orders and that all of the schools average about 150 so that the committee is looking at about 100 changes orders per building.

**Mr. Harwood** said that some of it is due to hidden conditions, some are items not picked up in design, error omissions, oversights, or items identified during building construction inspection. Referring to the projected spreadsheet, he said that this is the summary sheet and that there is detail for the Council. He said that for tonight's request and at the last meeting when they made a presentation, they gave the Council a roll-up, which was basically a bond request increase for the eleven school project, including the Sheehan Track and Field. He said that they have brought to the Council \$1.2 million for Phase A & B; \$1.6 million on the Phase C projects and for Sheehan Track and Field plus or minus \$500,000, which leads to the bonding request ordinance meeting for \$3.3 million. He said that the summary sheet gives how it has been allocated across the schools. He said that he would be remiss if he didn't say that they are ripping apart Sheehan this summer. He said that he anticipates additional expenses in Phase C. He said that Phase A & B are basically behind them.

**Ms. Doherty** asked about the individual that the committee hired specifically to go over the change orders and asked how that was working.

**Mr. Harwood** said that they hired Cashin, Spinelli and Ferretti who are developing a report for the committee. He explained that they review change orders and modifications to requests for additional funding for instance from our CM or our architect, and they make sure that the requests are appropriate and reflect issues that are ours, the responsibility of the CM or the responsibility of the architect or their sub-contractors. He said that the intent is based on an objective overview of the scope of the project and the volume of dollars being spent for the Town of Wallingford to ensure that if the Town of Wallingford has some legitimate claims that it can be quantified when trying to settle costs for the services.

**Mr. Choti** addressed Sheehan Track and Field reminding the Council that at the last meeting they came forward to request an additional \$499,000 for the project. He referred to the workup sheet from the bidders that was provided to the Council. He said that one of the questions that came up was, "What were the alternates?" He said that is contained in the Council's packet with their descriptions and what the committee is looking for. He said that the alternates include all of the requests that came from the staff, the coaching staff, parents and from the sub-committee that looked at this project. He said that the add-alternates are what will make this a facility, for instance, he referred to add alternate #3, athletic equipment and installation required, high-jump landing, long-jump, cross bars, discus cages. He said that those items are what make this a track and field facility. He said that they are not talking about just the grass and track surfaces. He said that the second thing is that the site needs a

place for spectators which is add-alternate #6 and that is home bleachers, the press box, the wheel chair lift, which is required by ADA. He said that the field designers are in attendance and asked for questions.

**Mr. Harwood** added in closing and said that the rollup on the Sheehan High School Track and Field and the allocation of the bid results with the lowest qualified bidders being identified, the fee structures and soft costs, bidding that has been paid and the requests that came to the Council for the \$499,053.

**Ray Gradwell**, Project Professional Engineer, Project Manager with Diversified Technologies and Consultants, North Haven, Connecticut and said that he has been working on this project since 1999. He reviewed the proposal and the alternates. He said that what is proposed is an eight-lane running track, interior of the track a synthetic grass system, south end of the synthetic grass area a pole vault area, on the north end of the synthetic grass area a high jump area, and a long jump/triple jump area on the north side of the track, mid-field the Titan logo. He said that it is a multi-purpose field where football, lacrosse, soccer (wide field) can be played. He said the design includes visitor bleachers and new home stand and new press. He reviewed athletic equipment such as hurdles, pole-vault landing pads, pole-vault standards, high-jump pads, and he continued listing items such as running track complex, football pads, soccer goals, the surface on the long-jump/triple-jump area, and Alternate #6 which adds the bleachers and the press box and the lift for the press box. He said that it is a fairly simple design and works with the parking facility on Hope Hill Road and the wetland system on the north side, which makes for a tight fit.

**Chairman Parisi** asked the public for questions on the track.

**Pasquale Melillo, 15 Haller Place, Yalesville**, congratulated those involved in the project for their dedication and talked about safety precautions. **Mr. Harwood** said that many people, including sub-contractors, principals of the schools, the CM, and meetings go on to ensure safety.

**Chairman Parisi** asked for any more questions from the public and there were none. He declared the Public Hearing closed.

**Chairman Parisi** asked if there a motion and a second that the proposed ordinance to amend the current \$68,970,000 Town-wide school system renovation project appropriation and bond authorization by increasing it to \$72,270,000 be adopted?

**Mr. Knight made a motion to adopt the proposed ordinance to amend the current \$68,970,000 Town-wide School System Renovation Project appropriation and bond authorization by increasing it to \$72,270,000.**

**Mr. Testa seconded the motion.**

**Chairman Parisi** asked the Council if there was discussion.

**Ms. Doherty** said there was some questions about whether we needed a wheel-chair lift or not and asked, "Is that mandated?"

**Mr. Choti** said that he was not going to speak for the Department of Education but that in their experience with the Department of Education in the State of Connecticut is that if you don't provide means of access to all elements on the site or the facility or the press box that you could lose reimbursement for some other portion so if you're not providing a means of egress or a point to get into the press box then reimbursement for the press box may be jeopardized. He said that they provided a means of egress for handicapped accessibility on both the visitor bleacher and the home bleacher but because of the height of the press box a lift is needed to get a handicapped person up there that ramp system does not work. He said that he was not positive but that reimbursement for the press box could be lost.

**Ms. Doherty** asked of there was any way that could be checked absolutely because that is a high ticket item. **Mr. Choti** said that it is around \$19,000 for the lift, saying that is not an elevator but that it is a simple, one-stop lift and not very sophisticated.

**Mayor Dickinson** said that we will verify with an ADA specialist about whether this is required, and if it is still preferred, it's a decision to make but that we should know for certain whether ADA requires it or not.

**Superintendent Kenneth Henrici** spoke off-mike (*indecipherable*) and **Chairman Parisi** invited him to the microphone.

**Kenneth Henrici, Superintendent of Schools, 27 Regency Drive, North Haven,** said that this question had been addressed to him and that he did contact the State of Connecticut, Department of Education, the code expert confirmed that this is ADA required and that if we did not install that we would be in jeopardy of losing reimbursement

**Chairman Parisi** said, "For the press box."

**Superintendent Henrici** said, "The lift to the press box, the handi-capped lift to the press box."

**Chairman Parisi** said, "We are still going to check with an ADA expert. I would suggest that we do, not that I have any doubt about your source but it doesn't hurt to double check."

**Mr. Testa** asked who designed the press box and was it done in conjunction with the group at the school for their needs?

**Mr. Harwood** said yes that DTC was responsible for the design.

**Mr. Testa** said that he wanted to make sure that the users who were going to be in it were talked to so that it can be done right. He asked about the wide spread in the bids for the field surface and wanted to know if everybody bid on the same product or were their differences. **Mr. Choti** said that they had a specification of 5 or an equivalent and that they met with the low bidders to discuss what they had provided in their low bid, and they said that they were going to meet the specification. He said that the low bidder that they met is a listed vendor in their specification and that in a nutshell the low bidder is carrying what's listed as specification and that will be provided to the Town of Wallingford.

**Mr. Harwood** said that as they move forward on this project for the Sheehan Track and Field that there is about \$1.8 million already allocated and the remainder of that is what is being authorized tonight and that their intention is to release Bid Package 1 and Bid Package 2 immediately because that money is already there, and that Bid Package 3 will be pending the 30-day past the approval of this ordinance. He said that he hopes that it doesn't impact schedule but that they felt they should get into the ground and get moving.

**Chairman Parisi** asked for other comments and heard none. He called for a Roll Call Vote.

**ROLL CALL VOTE:** Brodinsky – yes; DiNatale – yes;  
Doherty – yes; Knight – yes; Papale – yes;  
Parisi – yes; Rascati – yes; Testa – yes.

**Councilor Gerald E. Farrell, Jr. was absent.**

**The MOTION PASSED and the Ordinance was announced adopted.**

*(Applause)*

*(A full copy of the ordinance is appended to the minutes)*

After a five-minute recess, the Chairman reconvened the meeting at 8:00 P.M. with the Addendum to the Agenda.

**Agenda Addendum**

Report out from Wooding Caplan Study Committee  
– Chairman Robert F. Parisi

**Chairman Parisi** asked for people to get seated and re-convened the meeting. He welcomed the Wooding Caplan Study Committee and invited the committee to make their presentation.

**Co-Chairs Caryl Ryan and David Smith, 261 South Main Street, along with committee members Lucille Trzcinski, Attorney Loren Lettick, John Bradley and John Letourneau** presented their recommendation of the Smith Craft Real Estate Corporation to the Town Council.

**David Smith, 261 South Main Street,, 261 South Main Street,, Co-Chair, Wooding Caplan Study Committee,** greeted the Chairman, Town Council the Mayor and members of the administration announcing that tonight is the conclusion of three and one half years of work by the Wooding Caplan. He said that many of you appointed many of the committee and that they think that the Council did this because they had confidence in them to handle the research required to make a recommendation on this important parcel. And he said that they came to it with no preconceptions and no favorites and no relationships and he said that that has been maintained to this day and will continue. He thanked the Council for giving them the opportunity to speak to the Council and to the Town. He said that most of the members of the Committee have had significant roles in the leadership of Wallingford's downtown in civic roles. He said that members have serve in Wallingford, Inc., the Trust for Historic Preservation of Wallingford, the Downtown Merchants Association, the Mayor's Advisory Committee, Planning and Zoning and the Parking Study Committee. He said that they represent a cross section of the town, socially, politically and economically. He said that friendships have been forged on the committee and that they have had an education on the government process. He said that they have prepared a detail

report that will go to the Council early next week that will show exactly how the committee arrived at their decision, which was reached last night (3-27-06). He said that the report will show how various proposals were ranked and the criteria that was used. He said that tonight is a summary and a recommendation of the committee's findings from three and one half years of work.

**David Smith, 261 South Main Street**, introduced the rest of the committee who were also sitting with him, namely, **John Bradley, John Letourneau, Larry Lettick, Rosemary Rascati** (who was not sitting with the rest of the Committee), **Caryl Ryan**, myself, Dave Smith and Lucille Trzcinski. He said that in the early days of the Committee that **Robin Wilson and Jay Fishbein** worked with the Committee as well along with **Jonathan Gilcrest and Charlotte Murphy**. He repeated the Council's charge to the Committee - The Wooding Caplan Committee is to develop a strategy for marketing the Wooding Caplan property for private development and report a recommendation back to the Town Council and the 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. He said that the Committee held many, many meetings. He said that the Committee gave an initial report in February 2003 and that the consultant's report was delivered in 2004. He said that they have visited untold numbers of developments and other cities. He said that an RFP was issued in January of 2006 and the Committee has been analyzing those proposals since then in order for the Committee to make a recommendation tonight. He said that the Committee appreciates the Council's confidence in the Committee and they are aware that the Committee was selected carefully and the Committee trusts that the Council will look at the Committee's recommendation carefully. The last two criteria that the Committee used was the Principles of Development that the Committee gave to the Council in November 2003 and the Rose Company Report and then an additional evaluation criteria for the proposal. He said that many citizens have asked the Committee over the last few days about how they came to their decision and what did the Committee use. He said that they used the Principles of Development, which was presented to the Council. We used the consultant's report and the Committee developed evaluation criteria borrowing from how many other towns have looked at their downtown redevelopment efforts as well as suggestions by some of the Council members as well as common sense

**David Smith, 261 South Main Street**, said that when they looked at the development proposals, and obviously this was only part of the criteria, they asked how well did they adhere to the RFP and how comprehensive was their response? He said that clearly a developer willing to give a detailed proposal,

who has undertaken great expense, deserves a careful reading of that effort. They asked would the project stimulate the economy of the downtown? He said that when you walk down Center Street some of the businesses are doing well and some are not. They asked if the compensation for the property be adequate that at the heart of this that the town has to benefit and the town has to receive compensation that was consistent with a good deal. Was the town getting a good deal? They asked if there was open space for the residents, space to walk, to stroll. They also said that at the heart of this they asked that when you have a friend visiting from out of town, where would you take them now? And if you had a friend visiting from out of town where would you like to take them? They said that this ought to be a project where we would like to take a friend from out of town and point to this with pride. He said they evaluated the attractiveness of the design was in keeping with the surrounding properties. He said that they had a lot of spirited discussions about that and satisfying discussions. They asked was it the right density for the area. What is that area? According to Zoning now it has fairly significant opportunities for significant density so the Committee had to make some decisions about how dense the development should be. They asked about the track record of the developer. They asked what had this developer done before like this, had they done something like this, what were their other developments like, how did they comply with the various building and town authorities in the areas where they had developed, what did the political individuals in administration in these various communities say about these developers. They did what they said they were going to do? They didn't? Mr. Smith said that was an inquiry. Continuing, he said they looked at how compatible was the development with the surrounding area pointing out residential on two sides and fairly dense multiple family usage, a church, Main Street. It's a pretty complicated area. And lastly, they asked about access and visibility. He said they said that if it's a commercial venture that you have to be able to see it. He pointed out that these are not surprises since the Council has read both the Rose Report and these proposals in detail but he thinks it's important that the Council go back over it. Mr. Smith said that the Committee recommends the selection of Smith Craft real Estate Corporation. They are scenario #3. The Wooding Caplan Committee believes that this is the proposal that best benefits the town. He said that the Committee says this unequivocally and directly. He said that all of you have heard proposals by the various developers. He said that they don't want to spend the brief time that the Committee has rehashing them but that they will summarize the key points that they think are important in arriving at this recommendation.

**David Smith, 261 South Main Street,** said that this group (Smith Craft) offered you significantly more money than any other group. In this particular proposal it was \$1.2 million. He said that there were higher amounts for their



other proposals but we felt that they were too dense, so this is \$1.2 million, directly without consequence to the town. He said that the Committee believes that this is likely to stimulate adjacent property improvements. He said that if you go back it's very interesting because you have a lot of parking lots, the back of a building which doesn't look as attractive as the front of the building, some beautiful homes, a Police Station parking lot, so that we believe that this will do more to stimulate the improvement of the adjacent properties than any other development that we looked at. It's upscale. He said that one of the earlier decisions that the Committee made and the Council heard and agreed with is that there should be upscale housing. We don't mean luxury housing. We mean nice housing, good housing, high quality. He said that they believe that their proposal had easily accessible green space, actually hardscape but that you can get to it pretty easily. He said that they liked that it was easily accessible, that it wasn't owned by a condominium association, and they feel that if the Town of Wallingford, if the citizens, cannot walk back there and enjoy it, then it's not serving the purpose of the community. He said that they believe that 390 Center Street should not be moved. We know that it can be moved but we don't think it should be moved. That building is a bookend to that block architecturally, and moreover, if you remove that building, you look at a gas station. He said that they liked very much that this building was not planned for demolition or removal.

**David Smith, 261 South Main Street**, said that this developer has a proven track record. They risk their own capital. When they did their project in Milford, they won by one vote and the Committee interviewed someone who was on the Milford Town Council at the time. He's a Republican. His name is Terry Monk, and he said that they almost didn't take it because it was really such a drastic change for the town and that made them uncertain and now they wished that they had built more. Milford will tell you that this is the single most impressive and important and successful development stimulating residential development and individuals attracted to the center of its town more than any other development. They had a vision that they carried. He said that they had a reference from the Mayor (Milford) and the Chamber of Commerce but the important reference that the Committee was interested in was the one from the Town Planner (Milford). Because from our own community, we know that Town Planners tend to be direct and factual. The Town Planner of Milford said that this development team did everything that they said they would do. And they are developing more there now. Our Town Planner carefully reviewed all of the proposals. She does this for a living and knows the metrics by which to evaluate the development proposals and understands the site better than this committee because of her training and academic background, and she recommends the Smith Craft Real Estate Group as well. In fact, she added something to that recommendation that we concurred with

that this would stimulate significant use by young professionals and it is interesting that after last night with Mortgage Lenders Group that Planning and Zoning approved last night that there will be approximately 1,000 employees. He corrected that to be 1,300 and said that many of those employees would be exactly the kind of people that would like this. He said that they have high disposable incomes and that they spend money. We would like them to do that in the middle of our town. David Smith, 261 South Main Street, said that one of the major issues that the Committee continued to look at was the financial return to the town and said that the purchase price is only one part. He added that they looked at the additional revenue that is likely to be spent by these individuals in the town in restaurants. He said that they have preliminary assessment that is unlikely that there will be significant taxing of the school system and last he said, "I would tell you that this is a very attractive plan architecturally. It simply looks great. It looks terrific." He said that was the prime benefits that we believe this development and the Smith Craft proposal offers to the town. He said that you (the Council) will see early next week a very detailed report. He said that he would echo Mr. Wright because he knows that the Council wants the public to get it and that the Committee simply asks on the town T.V. station where the public can access the report. He said that the town will want to know the details as will the Council. Mr. Smith said that his colleagues would like to add some comments.

**Chairman Parisi** asked that the Committee members give their name and address.

**Caryl Ryan, 200 Cheshire Road, Co-Chair, Wooding Caplan Study Committee**, thanked the Council for their time and attention to the presentation and said that we in Wallingford are very fortunate to have an historic and authentic downtown and this is a result of a program of beautification and preservation, promotion and economic revitalization that was begun more than 20 years ago, and that now, the Committee feels, that the town has come to a crucial time in our history. She said that the decision before the Council will determine the future survival of the heart of our town. We are confident that our recommendation of Smith Craft Real Estate Corporation will result in a project that will best serve our community for now and for generations to come. Thank you.

**Lucille Trzcinski, 25 Turnberry Road:** We would like to thank the four developers for thoughtful and comprehensive proposals. Ultimately we came down to two proposals, Smith Craft and Marion DiNatale Management which ironically were very different, one from the other. The Committee was firm in its recommendation of scenario three of the Smith Craft Real Estate Corporation. We commend this proposal as a committee that possesses the

knowledge and the in depth understanding earned over three and one half years of arduous study and effort to make a truly unbiased choice. Yes, you do have the authority to make this election but we have hard earned credentials to do so, credentials which cannot be denied; therefore, we urge the Council to adopt the recommendation of this committee and award the development project to Smith Craft. Thank you.

**David Smith, 261 South Main Street,, 261 South Main Street:** Mr. Chairman, that ends our formal comments and we thank the Council very much for allowing us to make this presentation. Our formal report will be issued shortly with all of the details of the methodology.

**Chairman Parisi:** I'd appreciate that and let me say right now before we go any further that on behalf of the Council, I'm sure we all thank you all very much for all of your hard work. You certainly have put in a lot of time and thought and we and the town I'm sure appreciate your efforts. As to where it goes, I would never predict. Again we thank you very much. Having said that, I am going to change the format and I'm going to go to the Council first if there are any questions. Council are there any questions that you have of the Committee?

**Councilor Brodinsky:** Thank you for your work. I want to raise some issues that have been slightly under the surface of the discussion, maybe above the surface and put them out there and get your reaction. He continued that with respect to Smith Craft that some of the comments by members of the public indicated a position that maybe apartments and renters weren't what we are looking for and you concluded the opposite. He asked the Committee to flesh that out and to address whatever concerns there are.

**David Smith, 261 South Main Street,** said that the first issue was will individuals pay the rent that this developer intends charge and Mr. Smith said unequivocally, yes. He said that currently there is an apartment development in town that is fairly new that is charging identical rents that this developer projects. Also, he said that if you look at some of the sale prices that some of the developers were suggesting for the condominiums that these rents actually show a higher net worth of individuals that might typically purchase condominiums in some cases. He said that lastly if you remember our report to you on page 7 that we cited at that time and the Council concurred that upscale apartments or high-end condominiums would both be desirable. He said that regarding the financial success that this developer in fact was hesitant to put for sale condominiums back there. He said that they are the only developer who did a market study. Smith Craft commissioned a formal market analysis and went out and evaluated the likelihood of the product being for sale or to

create upscale apartments for young professionals and they concluded that the likelihood was these would be much more successful.

**Lucille Trzcinski** said that she remembered much discussion about the rental units and whether or not they were appropriate and so she said that she did some research and said that in the Town of Wallingford we have 13,131 single family dwellings and that the town has 2,720 rentals in multi-family units and 837 rental units in condos. She said that we have nearly 30 % of the residents of Wallingford who are renters and they contribute to the Town of Wallingford. Their children go to our schools; they contribute personal property taxes; they shop in town; they serve on committees and councils and that we are certain that the people who come in to live in these apartments will be contributing and valuable members of the community. She said that the Committee had absolutely no qualms about awarding this to someone who would do rental units because we have 30% of our population who rent, some of them very long term.

**David Smith, 261 South Main Street**, said that was the fear in Milford, and they were hesitant and now they told us that they are delighted that they did it because the local car dealerships doubled their sales even though it might not be all attributable to that.

**Loren Lettick, 457 North Branford Road** said that this particular developer has a tremendous track record of producing multi-family rental projects and of maintaining them to the highest standards. He said that they did look into that. He said that one of the slides shows the recommendations from city officials in Milford. He said that this company is based in Milford and has done and is doing other projects in Milford as well as other towns. He said that the overall point is that Smith Craft is a quality developer from what the Committee has been able to determine, and they do have a record of maintaining their buildings, so this is not going to be a situation where simply because there are apartments that the buildings are going to fall into disrepair, and to re-enforce the point that Ms. Trzcinski just made, just because you have condominiums doesn't mean you aren't going to have tenants, renters. He said that many condominiums are rented to third parties, and that if you think that by going the condominium route you are going to exclude renters that you have to think again.

**David Smith, 261 South Main Street**, answered to a question by Councilor Brodinsky that he doesn't think the site lends itself to significant commercial activity. He said that the Committee actually liked that because that meant there would be less traffic. He said that they proposed 9,000 square feet of commercial and the most intense commercial development was 18,000 in the

Joseph DiNatale proposal and then the other two developers fell in between. He said that the perspective of the Committee is that you can't have both a very significant and intensive development of residential as well as an intensive development of commercial. He said that more to the point that the Committee didn't think that a restaurant and some other uses were ideal options. He said that he would allow some other members of the committee to add to that if they would like to but that the Committee's view of that is that residential should dominate and that commercial should be secondary and much less significant.

**Councilor Brodinsky** said that he noted that in their ranking that they didn't give the whole ranking but that there were two very separate proposals sort of on top of their list, one and two, and that is somewhat striking and asked if they would explain how one proposal could get so close to the other while being so different.

**Loren Lettick** said that the Mario DiNatale proposal lacked enough density. He said that there were 16 units, that access was wonderful because Mr. DiNatale owns property that would allow him to widen Wallace Avenue but that the project overall didn't seem to quite measure up the Smith Craft proposal. He said that not only that one of the overriding factors was the amount of money that was proposed by Mario DiNatale's group. He said that it is somewhere in the area of \$100,000 and that there are other conditions which might cause the town to expend that \$100,000 on the project itself whereas the Smith Craft proposal produces \$1.2 million with no financial strings attached. He said that there are some strings that is easements must be obtained and in the proposal itself they will need sufficient time to obtain those easements. He said that they have already made steps toward doing that and that the Committee wouldn't have made the recommendation if they thought that there were significant problems in doing that.

**Lucille Trzcinski** said that she thinks that when the Committee came down to the final two that they saw a difference in vision in the project. She said that they found both of them admirable, and I think John Bradley can speak to this, that DiNatale Management met all of the criteria of the RFP. She said that it was just that the Committee had to choose which vision for the town they thought was the more appropriate one under these circumstances. She said that actually what he offered the town because if you compare his offer to the density that he was going to provide or that he proposed was actually more money than some other people who had more money but much greater density. She said that the Committee weighed all of those factors and that it was an extremely difficult decision because it was a vision thing. She said that those of the Committee who work for the revitalization of downtown put emphasis

on the impact that the Smith Craft demographic would cause on the revitalization and the economic expansion of the downtown. She said that that is where their decision finally rested.

**Mr. Smith** said that of the five those were the two that they ended having to actually decide between. The other three for various reasons didn't meet a lot of the criteria or had factors that they thought were simply not desirable for the overall development.

**Loren Lettick** said that among those he thought some amplification was needed. One of the developers withdrew his proposal, the Richman Group, leaving the Committee to look at four and of the two that they did not strongly consider when they got down to the final decision there were factors such as, in one case the proposal was submitted for police parking would have overlapped and shared police parking which would have created tremendous problems. He said that what has not been mentioned tonight is that Police Parking configuration they expect will be changed so that the impound lot will be moved offsite which will allow for more Police Parking for the employees and visitors to the Police Station. He said that he thinks that this is a long overdue benefit of anything that is done back there. He said that one of the proposals would have interfered with and attempted to share police parking with the residents and visitors of the development and when that was pointed out, well, perhaps it could be changed but only with major modifications to the site plan. He said that after all the committee worked with the RFP itself. He said that one of the others would have moved 390 Center Street and if that can be accomplished then anything can be accomplished even if you have to rebuild it brick by brick if it falls down in a heap. He said that architecturally and visually we felt that was a mistake that would not be in the best interests of the town. He said that these were some of the other factors that they considered disqualified two of the proposals and that left them with the successful one and the one that the Committee is recommending. He said that to repeat the Mario DiNatale Management ran a second, a close second and he said personally his feeling was that enough money was not offered to the town and that he thinks that \$1.2 million is a very considerable factor to be taken into the mix.

**Councilor Brodinsky** asked about access and said that it is a big issue and that the Committee picked a plan without immediate access and the #2 developer did and asked them to explain what the Committee's thinking was on this issue.

**David Smith, 261 South Main Street**, said that there is no secret here that there are three potential points of access, one is by '390' and the other is a potential right of way by SBC and there is what we call the alley way which is a singular vehicle roadway between Mr. Caplan and the church. He said that

Smith Craft suggested that they will apply for and likely get a right-of-way from SBC. He said that he spoke with the Mayor a few weeks ago and asked him several years ago when there was a similar project that he was involved in, how long did it take and he said that it had only taken a few days for them to agree. He said that even if that isn't the case, Smith Craft represented to the Committee that they had had some preliminary discussions with Alan Platus (Yale Urban Design Group) and they didn't believe that this would be a significant issue. He continued that the access by Wallace Avenue has potential as well but he said the he thinks what the Committee would recommend to the Council is that they would make the offer certainly to protect the town subject to this developer obtaining a right-of-way or suitable ingress and with approval of town engineering standards, traffic standards. The Committee also believes that they are talking with other abutting property owners presently, so that there could be other options, which the Committee is unaware of. He said that he suggests to the Councilor that this developer would be very unlikely to risk his capital if they weren't fairly confident that they would obtain the correct ingress and egress to the site.

**Councilor Brodinsky** said that the Committee put great weight on the "vision thing" and to explore that a little bit, he said that the number 3 and number 4 proposals, whoever they may be, that in listening to them, they had visions too, and the Committee had picked two to lead the pack. He asked what was the divide between the visions of the number 1 and the number 2 developers.

**David Smith, 261 South Main Street**, said that vision was important but he said that they were very precise about scoring all of the criteria exactly to make sure that there was a factual basis vision.

**Lucille Trzcinski, 25 Turnberry Road** said that they did score them so that they had a tangible way to weigh them and that they had great problem with the parking for one of them, the idea that parking could be shared with the police department, there was a pedestrian walkway that went through the church parking lot. She said that they loved the design of the buildings. The other one, the 4<sup>th</sup> one, she said it was the sheer mass of it, the volume of that project, 17,000 or more sq. feet of commercial, the size of the buildings; it was just too much volume for that site, and she said that the Committee was very, very concerned about that. She said that all of the Committee discussed, she believes, the problem they had with the green space. She said that at the beginning of this project that one of their major goals was that since the property was purchased with taxpayer dollars that the taxpayer should have some right, somewhere, to that property. She said that as things evolved that they became concerned about the ability to utilize in a fairly convenient way the green space, some of it is not actually green, if these were private

condominium associations and Smith Craft Real does not present that problem. Smith Craft Real Estate Corporation Has the largest area; it has 13,500 sq. ft. of open space that they will allow the town to either have as easement over but will always be accessible to the town as well as providing benches and so on in the other areas of their project where there are lawns and sidewalks and so on.

**Councilor Brodinsky** said that based on some of the comments that the public has made regarding traffic and that it is an issue, he asked if the Committee had any data as to which project would create more trips, which would create less, the traffic impacts –1,2,3,4.

**David Smith, 261 South Main Street**, said that the Town Planner had shared with the Committee that the metrics for traffic analysis were significantly beyond the ability of this Committee to compute easily but having said that the Committee believes from a conversation with the Town Engineer that, again is anecdotal, would not be a problem and shared with the Committee that there would likely not be a light that there would be static traffic control.

**Councilor Brodinsky** said that his question wasn't clear and asked which project would have the least traffic impact and which would have the most.

**David Smith, 261 South Main Street**, said the Committee felt that the Joseph DiNatale proposal, Town Center, would have the most traffic impact; the 2<sup>nd</sup> was Mr. Widenmann's proposal that they felt would generate the next largest amount of traffic. He said that they believe that the group that they selected would have more traffic than the Mario DiNatale group.

**Chairman Parisi** asked the Council if they had other questions. There were none so he called upon the public.

**Robert Krombel, 38 North Elm Street**, thanked the Committee and expressed his concerns about density and resulting traffic by reading a prepared statement.

**John Wooding, 43 Academy Street**, recalled what his father had envisioned for the property and that he and his brother developed a whole plan with drawings which included a clock tower in the middle and an area for seating and said that unfortunately it never came to fruition. He said that he has looked at the plans from the viewpoint of what is best for the town and not what is best for me as a homeowner not knowing how long he would be a neighbor to the property. He concurred with others that traffic is his number one concern. He said that he reviewed the plans and likes Mario's (DiNatale)



plan, and the fact that there are townhouses, that there is less traffic, more open space and how it fits into the center of town, that it is better for Wallingford in the long run and that it is more realistic. He said that he is currently having difficulties renting properties that he is managing right now and has a 2-bedroom right now. He said that he does not see that apartments or selling condos for \$275,000 in that area. He said that he prefers that the whole thing be open space. He asked the Council to keep an open mind and that they really look at the traffic concerns and what is best for the Town of Wallingford. He asked that they take their own personal opinions and relationships or anything else that may be influencing them. He asked the Council to keep an open mind.

**Robert Avery, 42 North Elm Street**, said that he was extremely disappointed that the Council came up with so few questions for such an important project and for the selection of the Committee. He talked about absentee landlords and doesn't understand how the Committee could recommend that for the center of our town.

**Chairman Parisi** said that they had given a rather lengthy, detailed, very specific explanation of what they did. He said that he got a very good picture of what they did and doesn't know if Mr. Avery was paying attention.

**Lucille Trzcinski, 25 Turnberry Road**, said that they talked with John Thompson (Town Engineer) and he said that some had greater traffic impact than others but that none have significant impact. She said that regarding the absentee landlord that Smith Craft Real Estate Corporation runs their sites themselves, that they are not absentee landlords, that they are there on site, or will be soon, and that they are investing \$1.2 million in a project and the Committee felt very strongly that they would be landlords who would care very well for that project.

**Chairman Parisi** said that once again that this was covered very clearly in their presentation. I remember it. That was very clear in their presentation that they were on-site landlords.

**Mr. Avery** said he thought that they said that they had someone who could be here in 20 minutes if there was a maintenance problem.

**Chairman Parisi** said that he believed they said that they had people that were on site if they needed to deal with a maintenance problem they could have someone there very quickly but that was part of the job of the on-site person was to take care of the myriad of problems that come with rental property.

**Mr. Avery** said that he went to see the Milford project and having spent over 30 years on construction, he said that he was not impressed and saw no evidence of high quality or high end. He said that it was only four years old and he saw a poorly maintained site and asked why it would be anything different in Wallingford.

**John LeTourneau, 3 Regent Court, Committee Member**, said that he had also visited the site and that he has been involved with construction most of his adult life and with restoration and that is one of the reasons that he went to that project, to see exactly what was built and how it was maintained. He acknowledged Mr. Avery's pictures that were provided to the Committee. Mr. LeTourneau said what he saw was nothing more than normal wear on a building. He was impressed with a maintenance person on site on a Sunday morning. He said that because of his concern he spent countless hours in Milford at several other properties that they own in Milford and said that they were very, very well maintained and that he spoke to two happy tenants who reported that problems are immediately address. He said that he also spoke to commercial tenants and heard they had good reports. He said his fears about maintenance were put aside as a result of his visit to Milford.

**Mr. Avery** said that the tenants that he spoke to had different ideas as to the quality of the apartments.

**Loren Lettick, 457 North Branford Road**, said that before the Rose Report and before Smith Craft was on the scene and before any principles of development were established, back in 2002 he said that he was working in Milford and that he visited a site and took pictures and distributed them to the Committee. He said that the site was in the final stages of construction and that he thought it was a great looking development. He said he spoke to some of the commercial tenants who all expressed the same views that John LeTourneau heard, and it turns out that it was Schooner Wharf, a Smith Craft development. At the time he had no idea that they would be one of the respondents to the RFP.

**Stephen Clark, 40 Apple Street**, said that he thought that it was in very bad taste and poor judgement not to have had coverage for all of the proposal meetings as it deprived many people of hearing the questions and comments from the people that spoke. He acknowledged that the newspaper kept a lot of the information available to the public. He said that he thinks that the Wooding Caplan Committee in his view is only looking at \$1.2 million to the town and is the most obtrusive proposal out of all that were presented. He favored the site for a park, which could be used by the Public Celebration Committee and so on. He said that if the town could add \$3 million to the

school renovation project that the town could spend \$3 million for a public park and perhaps get some state reimbursement in the process. If a park is not developed, then he feels that the least obtrusive plan of Mario DiNatale should be selected as the least amount of favoritism being placed in him as a choice since he was the only one that stayed beneath the 20 structure request as on the RFP. He felt that the high return was for the developer and not for the town. He said that he hopes that the Council would be brave enough to make the call.

**Charlie Byerman, 3 Briarwood Lane**, referred to the Rose Study Report, the RFP and the Wooding Caplan Study Committee, and he read a prepared statement.

**Chairman Parisi** said that he understands what the committee did when they made their comparison and that is just what it was, a comparison to give the presentation some perspective and that he doesn't think there is anything wrong with that and that he can understand his frustration. He said that it was a wide open RFP and that it was supposedly designed to entice creativity and thinking outside of the box and said that he was not going to debate it but that he is making a statement and that he had already made his statement and that there are other people who would like to speak and then later he could make another statement if he wished.

**Patricia Sittnick, 139 Prince Street**, spoke about her interest in a town green or park but the kind of park with gardens with places for people to walk. And that she said she does not think sharing green space with a condo association is a good thing. She read a letter that she intends to submit to the newspaper editor that supports the proposal of Joseph DiNatale.

**Kathy Avery, 42 North Elm Street**, asked if the Committee was aware that the Wallingford Public Library had sent a letter to the Council requesting displays of all the proposals be submitted to the library for the residents to see.

**Chairman Parisi** said that they are not aware of it and that he had responded already to the library, and I told them to go right ahead.

**Mrs. Avery** asked the committee if once this piece of property is sold to the developer, will a bill of sale be to them with restrictions? Or things that they have to adhere to within the sale? **Chairman Parisi** said that was for the legal department to answer.

**David Smith, 261 South Main Street**, asked to make a comment. He said that the Committee would like to see an Architectural Control Board to ensue a number of things that people have mentioned tonight – quality of building

materials, quality of construction, design and that he is assuming the Council would be involved regarding this developed. He also said that regarding the restrictions he said that 3 or 4 less units would be desirable.

**Mrs. Avery** asked if after the sale is made and they own the property, would they be able to have a 4<sup>th</sup> building.

**Janis Small, Town Attorney**, said that the contract between the town and the developer will have whatever conditions that the Town Council deems necessary to the project so that whatever requirements we want will go into the contract.

**Mrs. Avery** said that she thought that whatever number of units that a developer was proposing should be directly proportionate to the money they would give to the town, and she gave an example.

**Chairman Parisi** said that he doesn't believe that is the criteria. And said that no it isn't.

**Mrs. Avery** then spoke about density and asked how Mario DiNatale's plan met all of the criteria and why that was rejected.

**Lucille Trzcinski, 25 Turnberry Road**, said that she misspoke when they did the charts and weighed everything that Mr. Mario DiNatale did not meet all of the criteria as far as the kind of density that the Committee wanted and that the Committee thought would benefit the downtown. She said that it's not the number of people that they are concerned about, it's the demographic that this proposal attracts that gave us the greatest confidence in how it would impact the future of the downtown economically so that businesses down there could survive and not be in competition with what's going on there, provide a demographic, a population that would encourage the revitalization economically of downtown and she said that she thinks that the Committee felt that was critically important that this was the only proposal that they felt would attain that.

**Charles Flynn, 52 Academy Street**, said that he thinks the Committee made up their mind a long time ago and wanted to know if Smith Craft cannot get a right-of-way from SBC, would there be a clause in the agreement that they cannot resell the property to one of the other four?

**Loren Lettick, 457 North Branford Road**, said that he resents the statement that the was pre-determined and that the Committee made their decision their minds last night

**Chairman Parisi** said that he does not think that there is anything for Mr. Lettick to defend. There is not reason.

**Mr. Lettick** said that no transfer of the property will take place until the easement is obtained.

**Philip Wright, Sr., 160 Cedar Street**, said that asked the Council to not let the \$1.2 million become a big factor.

**Bob Gross, Long Hill Road, Wallingford**, asked if the other property owners will be inspired with this project and asked if the Committee has spoke to any of the property owners.

**John LeTourneau, 3 Regent Court**, responded that the Committee has not spoken to other property owners in Wallingford but that all they can go by is what has happened with Smith Craft in Milford. He said that it did make a major impact on Milford, and he referred to Schooner Wharf and other projects. He said that when a good thing happens that other property owners want to jump on to the good thing and start to fix up their properties. He said that some of the properties were just store fronts and some were multiple store fronts all over the downtown. He said that the Committee would like to see that in Wallingford and he believes that it would happen in Wallingford because anytime there is a positive in an area that it does rub off onto the surrounding area.

**David Smith, 261 South Main Street**, there have been various conversations with property owners and Committee members and that some of these property owners have said that they intend to improve their property.

**Mr. Gross** said that the Committee said that this won't have an impact on the schools and said how would they know.

**David Smith, 261 South Main Street**, said that he did not say that but that the core demographic of this group, which tend to be upwardly, mobile, young professionals are less likely to have children than condominiums.

**Mr. Gross** asked about long term and what apartments might look like 30 years from now.

**Mr. Parisi** said that that point has already been made, and that this is not a guarantee that it's the best guess projection based on input.

**David Smith, 261 South Main Street**, mentioned Heritage Village condominiums as an example of some that they looked at.

**Mr. Gross** expressed that he hopes that the town will go with open space and parking and said that this size project will negatively effect the downtown and parking.

**Stuart Hecht, 360 Woodhouse Avenue, owner of the Book Vault, 9 North Main Street**, expressed his appreciation for all the work and time that has been done. He expressed disappointment in the Committee's recommendation. He referred to growing up in the summer in Milford and listed some of its attributes. He talked about parking near the Milford project and about parking near the proposed Wallingford project. He asked if there would be any control on their gated parking after 5pm or 6 pm that would allow for townspeople to be able to use any existing parking if it is not being used as there is not amply enough parking for what we currently have.

**David Smith** said that this is the only developer that undertook a market analysis and that the Committee has also looked at other Smith Craft projects like Oxford. He pointed out the capital that is being risked is Smith Crafts' capital and said that they wouldn't risk it unless they were secure in their knowledge that this would likely be very successful.

**Lucille Trzcinski, 25 Turnberry Road**, said that the Town Planner sees no problem with the parking and the shared parking and that she is very familiar with this plan and recommended it. She said that this plan also met with the approval of the Town Engineer as far as parking goes and that the Committee looked at every aspect of every plan very thoroughly.

**Wes Lube, Montowese Trail**, read from a list of prepared questions that included asking the Committee if they limited their evaluation to the proposals only and nothing more.

**David Smith** said yes in response to the RFP that the Committee only had the responses from the developers to base their decisions on and their analysis.

**Loren Lettick** said that once this Committee is done and it is turned over to the Town Council that the Town Council and the Town Attorney can negotiate different terms, larger, smaller, whatever they want to do. He said that the Committee was constrained to work with what they had.

**Mr. Lube** said that the Committee then is not interested in any of the changes or additions that some of the developers may want to or have presented and

that they are just sticking to the proposal and several Committee members said that yes, that was accurate. **Mr. Lubee** continued that the Committee said in the report that town must provide additional property acquisitions and asked what did the Committee have in mind? He was reading from a report dated December 2004.

**David Smith** said that from the Rose report that was about acquiring some right-of-ways and consolidation of parking and said that the committee did not pass out that report at the last meeting.

**Mr. Lubee** then asked if the Committee now does not feel that way.

**Caryl Ryan** said that the report that Mr. Lubee refers to is the principles of development that the Committee worked on very early in the process and that Wallingford Town Center passed them out at the last meeting and that the Committee did not, and that what is in that report is still valid.

**Mr. Lubee** talked about architecture of the project and what it was supposed to be harmonious with.

**Loren Lettick** said that the process has evolved far beyond the report from December 2004 from which Mr. Lubee is speaking and that the Committee spoke earlier about architectural compatibility and that it was difficult to achieve since there is one type of architecture on North Main Street and another type on Center Street and another type in the residential areas. He said it has already been discussed.

**Mr. Lubee** said that although Mr. Lettick readily admits that is difficult to achieve, it was one of the points of the Committee's presentation.

**Mr. Lettick** said that he would not call it an admission but he would call it something that the Committee is proud of having accomplished.

**Mr. Lubee** asked how the architecture would be harmonious with the rear of the old town hall and the rear of the properties on North Main Street?

**Lucille Trzcinski, 25 Turnberry Road**, said that personally she hope that this architecture has nothing resembling the backs of those buildings on Center and Main. She continued that New England architecture encompasses many periods one of which is the Colonial period and one is the Victorian period. She said there are many beautiful properties in Wallingford, including our business district, that are Victorian in nature, and that in fact the downtown of Wallingford is basically Victorian and not Colonial. She said that the

Committee sees that the project architecture as being a transition between those properties on North Elm and Academy and some parts of Center and the uptown district. She said that it is narrow to focus on New England being just Colonial.

**Mr. Lube** said that he doesn't see that it falls into either Colonial or Victorian. He thinks it looks like Cape Cod and not Wallingford. He asked about parking for 63 units and wanted to know how many.

**David Smith** said that all of that information has already been provided.

**Chairman Parisi** said that was correct and asked for the short answer.

**David Smith** said 131.

**Mr. Lube** said required?

**Mr. Lettick** said will be provided.

**Mr. Lube** said that his question asked, "What was *required*."

**Mr. Lettick** said that the Town Planner told the committee that is common for accommodation to be made for a project like this, any of these projects, to allow sufficient parking and 131 probably would be sufficient.

**Mr. Lube** said that we don't do with probably and that there is a specific formula.

**Mr. Parisi** said that with all due respect the parking issue was adequately explained by every one of the developers. He said that Mr. Lube is putting people on the spot by getting overly specific.

**Mr. Lube** said that unfortunately they have the one proposal that has the most aggravation to the parking situation so that he thinks it only fair that they defend that.

**Mr. Parisi** said that when they issue their final report with their worksheets, those questions will be answered very easily. We will see the criteria that they used to establish and formulate their opinion. He said that he thinks its' a little premature to try to nail them down. He said he thinks that we have to be fair to them.



**Mr. Lubee** said that if we amend out regulations to allow them to have only 131 spaces, which is going to mean, 131 cars being added off and on to North Main Street. He said he doesn't think it's fair to go along with this option unless the property is reappraised.

**John Wooding, 43 Academy Street,** wanted to know the cost of the SBC right-of-way or if there was a cost at all.

**Lucille Trzcinski, 25 Turnberry Road,** said that no and it wouldn't be assumed by the town.

**David Smith** said that the last time there was an inquiry, there was no cost.

**John LeTourneau, 3 Regent Court,** commented on the fact that the committee has named two of the plans and that they mentioned other ones that were far more dense or had buildings that were obtrusive. He asked which plan they were referring to.

**David Smith** said that he didn't think that they used the word obtrusive. He said that there were five developers that submitted plans and that the group from Greenwich was ruled out early so there were two remaining developers. He said that he thinks that the Joseph DiNatale group had 17,000 square feet of commercial and that Mr. Widenmann's group had significant *massing* (almost indecipherable word) on the residential side and he mentioned 'building height'.

**Mr. Wooding** acknowledged the committee for their work.

**Chairman Parisi** again called for questions.

**Jon Walworth, 20 Laurelwood Drive,** referred to the passion in the long journey because of family, politics and power and that now there are two painters who have taken brush to palette and come up with two different colors and one favors more the open space that was in the RFP and another one favors perhaps another view but the Committee has accomplished one important thing and that is to eliminate those that didn't make the grade. He commended the Committee for being very deliberate in looking at all of the important factors in the RFP because as you will ask your Purchasing Agent some of these proposals will not make the specific criteria as outlined by the Purchasing Agent in the RFP. He said thank you again to the Committee.

**Chairman Parisi** again called for questions.

**Charles Flynn, 52 Academy Street**, commented on how he likes the open forum with the Committee and the public and encouraged more of it.

**Chairman Parisi** asked for further for questions and there were no more responses. He said that he would entertain a motion. He again thanked the Committee and commended both the Committee and those in the audience. He said that it was a good job at staying focused.

9. Executive Session pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor

*Withdrawn*

10. Executive Session pursuant to Section 1-200 (6) (B) to discuss the Town Council's possible action to enforce or implement legal relief or legal rights with respect to the School Renovation Project. – Councilor Mike Brodinsky

*Withdrawn*

**Councilor Brodinsky** made a motion to adjourn. **Ms. Doherty** seconded the motion. Chairman Parisi called for a voice vote and all, except for Councilor Gerald E. Farrell, Jr. who was absent, said aye. **Chairman Parisi** called the meeting adjourned

There being no further business to consider, the meeting adjourned at 9:45 P.M.

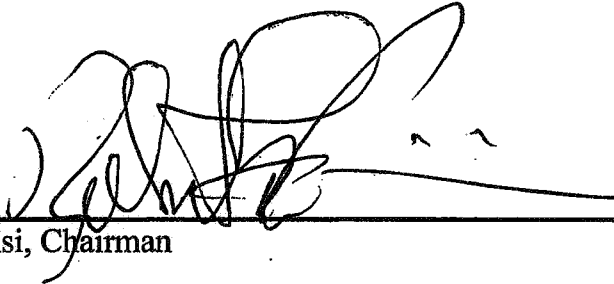
Respectfully submitted,



Sandra R. Weekes  
Town Council Secretary

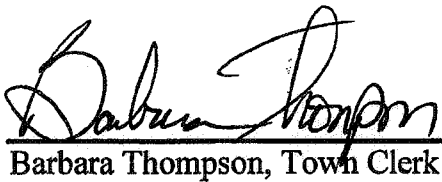
RECEIVED FOR RECORD 5/23/06  
AT 12:05 P M AND RECORDED BY  
Barbara Thompson TOWN CLERK

Meeting recorded and transcribed by Sandra R. Weekes



Robert F. Parisi, Chairman

6/6/06  
Date



Barbara Thompson, Town Clerk

6/6/06  
Date

An ordinance entitled "An Ordinance Appropriating \$68,970,000 For The Planning, Acquisition And Construction Of Town-Wide School System Renovations And Authorizing The Issue Of \$68,970,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" adopted by the Town Council on December 14, 1999 and as amended at Town Council meetings held August 21, 2001, January 8, 2002, June 11, 2002, October 22, 2002, December 10, 2002, February 24, 2004, June 8, 2004, and July 19, 2005 which ordinance is hereby ratified, confirmed and adopted, is amended to increase the appropriation and bond authorization therein by \$3,300,000, from \$68,970,000 to \$72,270,000, as follows:

Section 1. The title of the Ordinance is amended to read as follows:

**"AN ORDINANCE APPROPRIATING \$72,270,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF TOWN-WIDE SCHOOL SYSTEM RENOVATIONS AND AUTHORIZING THE ISSUE OF \$72,270,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE"**

Section 2. The following is substituted for Section 1 of the Ordinance:

**"Section 1. The sum of \$72,270,000 is appropriated for the planning, acquisition and construction of Town-Wide school system renovations, including facility additions, expansions and space reallocations, approximately in accordance with the project summary approved by the Board of Education at a special meeting held May 24, 1999, to various school buildings including Lyman Hall and Sheehan High Schools, DAG Hammarskjold and Moran Middle Schools, Moses Y. Beach, Cook Hill, Highland, Parker Farms, Pond Hill, Rock Hill and Stevens Elementary Schools, and for appurtenances, furniture, equipment, renovations to the Sheehan High School running track and athletic field, and design, engineering, and other consultant**

services or so much thereof as may be accomplished within such appropriation, including administrative, advertising, printing, legal and financing costs related thereto, said appropriation to be inclusive of any and all State and Federal grants-in-aid (excluding however the

two special \$500,000 grants from the State for the Sheehan High School running track and athletic field), in accordance with the following:

Planning, Acquisition and Construction:	\$71,820,000
Debt Administration:	<u>450,000</u>
TOTAL:	<u>\$72,270,000</u>