

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

January 11, 2005

6:30 P.M.

MINUTES

This is a record of the minutes of the regular meeting of the Wallingford Town Council was held on Tuesday, January 11, 2005, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman James M. Vumbaco Called the Meeting to Order at 6:40 P.M. Responding present to the Roll Call given by Town Clerk Kathryn Zandri were Councilors Vincenzo DiNatale, Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Iris Papale and James M. Vumbaco. Mayor William Dickinson, Gerald E. Farrell, Sr., Assistant Town Attorney and James M. Bowes, Comptroller, were also present. Mr. Parisi and Mr. Spiteri were absent from the meeting.

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

2. Correspondence – There was no correspondence.
3. Consent Agenda
 - 3a. Consider and Approve Tax Refunds (#481 - 507) totaling \$11,352.76 Account #001-1000-010-1170 – Tax Collector.
 - 3b. Consider and Approve a Transfer in the Amount of \$2,600.00 to East Main Street –Stevens Street to Grieb Road Acct. # 300-1403-519-0001-05 from Northfield Road – Pond Hill Road to Rte. 5 Acct. # 300-1403-519-0003-05 - Public Works
 - 3c. Consider and Approve Acceptance of Grant Funds in the Amount of \$4,000 to Revenue Account: Misc. State Grants. Acct. # 001-1040-050-5520 and to Expenditure Account: State Grant Speaker Microphones Acct # 001-2005-999-9951 – Police Chief
 - 3d. Consider and Approve Acceptance of a State Emergency Medical Services Equipment/Training Grant in the Amount of \$2,709.29 – Fire Chief
 - 3e. Consider and Approve a Bid Waiver in the Amount of \$25,000 to Purchase the Cytec field lights from the Wallingford Little League – Parks and Recreation Department

- 3f. Acceptance of the Minutes of the November 9, 2004 Town Council meeting.
- 3g. Acceptance of the Minutes of the November 23, 2004 Town Council meeting.

Ms. Papale: Moved to accept the Consent Agenda 3a through 3g and noted that she was in attendance at the November 23, 2004 meeting, which was not reflected in the minutes of the meeting attendance. **Mr. Farrell seconded.** The motion passed with all Councilors present saying aye. *(Mr. Parisi and Mr. Spiteri were absent.)*

Chairman Vumbaco: Welcomed everyone to the first meeting of 2005 and wished his fellow Councilors a Happy New Year and to the citizens.

- 4. Items Removed from the Consent Agenda – None.
- 5. Appointments – Chairman James M. Vumbaco

Board of Assessment Appeals – 3 year term
01/08/05 – 01/08/08
Holly Lafond

Planning & Zoning Commission – 5 year term
01/08/05 – 01/08/10
David Fritz

Planning & Zoning Commission Alternate – 3 year term
01/08/05 – 01/08/08
Doug Harnois

Planning & Zoning Commission Alternate to fill unexpired term
(D. Fritz 01/08/04 – 01/08/07)
Gail Brooks-Lemkin

Zoning Board of Appeals Commission – 5 year term
01/08/05 - 01/08/10
Robin Hettrick

Zoning Board of Appeals Commission Alternate – 3 year term
01/08/05 - 01/08/08
Joseph Severino

Zoning Board of Appeals Commission Alternate to fill unexpired term
(R. Hettrick 01/08/04 – 01/08/07)
William Andrew Barnett

Ms. Papale: Read the list of appointees and their terms for the Board of Assessment Appeals, Planning & Zoning Commission and Alternates and for the Zoning Board of Appeals Commission and Alternates as listed and **moved to accept** the appointments. **Mr. Testa seconded.**

Chairman Vumbaco: We have a motion and a second. All in favor? Opposed? So moved. The motions passed. *(Mr. Parisi and Mr. Spiteri were absent.)*

Mrs. Zandri, Town Clerk, swore in and congratulated the new appointees.

Chairman Vumbaco: Thanked the new appointees for their service and their future service to the Town of Wallingford

6. PUBLIC QUESTION AND ANSWER PERIOD

Phil Wright, Sr., 160 Cedar Street: Said it was pleasing to see so many people come forward to serve the town. He went on to comment on the State of the Union message, the State of the State message, and on the State of the Town given to the Town's business leaders.

Mayor Dickinson: It should be pointed out that the Chamber of Commerce chooses to call the speech the 'State of the Town'. I go to speak every year. That's their choice of a title. It's not official act. At the national and state level there are official messages which are given to the legislative bodies. This is not give to the legislative body of the town. This is a speech given to a business organization and they choose to call it State of the Town.

Mr. Testa: I just want to make a quick comment. I was at a customer's location today and it turns out that my customer is a Wallingford resident and he had a fire in his home and I wanted to let everybody know, and I see the Chief here, that he was just filled with praise over the response he received and the response that he is still getting from the Fire Inspector. I expected nothing less but it was nice to hear to hear it anyway. He hasn't been a resident of town for a very long time. He was very pleased and fortunately things worked out for him. It wasn't terrible. He didn't lose his house. I wanted that to be known publicly and to thank the Chief and all of his people.

Chairman Vumbaco: We'll move up a few items. We have a 7:00 P.M. Public

Hearing. Item #8.

Item #8

Ms. Papale: Moved to Approve a Transfer in the Amount of \$5,000 to Overtime Acct. from Regular Salaries & Wages Acct. asked for by the Acting Animal Control Officer. **Mr. Farrell seconded.**

Chairman Vumbaco: Are there any questions? We have a motion and a second to approve the transfer. All in favor? Opposed? So moved, the **motion passes.** (*Mr. Parisi and Mr. Spiteri were absent.*)

Item #9

Ms. Papale: Moved to approve an appropriation of funds in the Amount of \$225,023 for Homeland Security Assistance to Firefighters for the Fire Department's Self Contained Breathing Apparatus to Federal Grant Acct. and to Equipment Acct. **Mr. Farrell seconded**

Chief Peter Struble: The first time that you saw this was last September when we were notified that FEMA indicated that they were going to offer us the grant, and I came to you to ask for permission to accept the grant from FEMA. At this point, FEMA has given us the grant. What we need to do with this appropriation is cut a P.O. for the vendor that we have. We have a state bid with a major fire and apparatus equipment suppliers in the state. That will be the Federal funding portion of this, the \$225,023 will be done and we expect that work to be done by the end of May. Then you will see the Town's match in our Capital request in the 2005-2006 budget, and we would look to finish the project in July.

Chairman Vumbaco: The grant as well as the Town match is all for fire apparatus, the breathing equipment?

Chief Struble: 100%, that's correct, to replace or upgrade out entire breathing apparatus system. This grant has different categories and this particular category is on Health and Safety.

Chairman Vumbaco: Was this required by the grant that it had to be breathing Apparatus or did you decide what was needed?

Chief Struble: This is what we requested. This is the third year that we have requested this. It wasn't awarded the first two years as funding ran out but this year we made an earlier cut. We are upgrading all at one time.

Chairman Vumbaco: Any questions or comments from the public? We have a motion

and a second. All in favor? Opposed? **So moved.** (*Mr. Parisi and Mr. Spiteri were absent.*)

Item #10

Ms. Papale: **Moved** to Approve an Appropriation in the Amount of \$10,889 for Youth and Social Services Donation Fund to Expenditures Acct. and to Donations Acct. as asked for by the Youth and Social Services Department. **Mr. Farrell seconded.**

Chairman Vumbaco: I was just notified that the Youth and Social Service person won't be here until after 7:00 P.M. We put this on the regular agenda so that she could talk about a little bit about the donations and who granted them funds.

Mayor Dickinson: I don't have detailed information but I believe that this is a revolving account that is sought to be set up and allow them to provide for funding such as the collection of money to be able to send our troops things over the holiday period.

Ms. Papale read the letter from Craig Turner to the Mayor regarding the Soldier Advocate Letter Exchange Program and the Peer Advocate Program of Youth and Social Services.

Chairman Vumbaco: We kept it separately on the agenda was to recognize the donors of the funds. We have a motion and a second. All in favor? Opposed? **So moved.**

Ms. Papale: Called for the Presentation of the Report for the Wooding Caplan Property by the Wooding Caplan Study Group and the Jonathan Rose Companies as asked for the Chairman James M. Vumbaco

Dave Smith and Caryl Ryan, Co-Chairs, introduced themselves and recognized the volunteer committee with whom they worked considering the future uses of the Wooding Caplan property - Lucille Trzcinski, John LeTourneau, Loren Lettick, Rosemary Rascati, Charlotte Murphy, and John Bradley. Robin Wilson, the original chairperson, and Jay Fishbein both of whom no longer serve on the committee were also recognized for their contributions to the work of the committee. Jonathan Gilcrest's contribution was also recognized. The Council was also thanked for being willing to take on a project involving both consultant and citizens, who considered facts, market data and knowledge of the town. The consultants, Jonathan Rose Companies, were noted to be practical, hard-nosed and realistic, and the committee appreciated their work on this project and their national experience. Mr. Smith noted three points for the committee -the value of the property as an open site in the downtown area and that it

is financially valuable and completes the center of our town; second point the committee urges the Council and others involved that the project must be one of beauty and practicality and must reflect quality of design materials and execution. What ever the final selection is for the end product, it needs to be first rate. It needs to be a place to show to guests who visit the town. Finally, Mr. Smith spoke to cooperation between political leadership in the town with property owners and abutting neighbors, developers and citizens.

Caryl Ryan thanked Robin Wilson and acknowledged all the hard work that Robin contributed. This committee met for two years under her leadership. She introduced Larissa Ortiz, Project Manager, and Munsun Park, Senior Project Manager, from the Jonathan Rose Companies and from the Yale Urban Design Group, Director, Professor Alan Platus.

Munsun Park, Jonathan Rose Companies: I want to thank the Town Council for having us here tonight. I also want to send my appreciation to the Wooding Caplan Committee. We've worked with many different municipalities over the years and this has been a wonderful experience. The Chairs and the other Committee members have been extremely informative. They've helped guide this entire process. It's been a very collaborative process and it's been overall a great experience working with the Committee and with the Town and also in getting information from the various departments. When Jonathan Rose started this project in May of 2004, we were contracted by the town to examine the Wooding Caplan property for its future re-use potential. We selected the Yale Urban Design Workshop to work with us to examine the different design options, re-use options. We were to identify potential re-use options for the site that would not only be feasible from physical market and developers perspective but perhaps most importantly would also support and enhance existing conditions in this historical downtown of Wallingford. Our analysis was also based on previous work that has already been prepared by the committee. They had drawn up a list of principals and objectives that they wanted to guide the future re-use of the Wooding Caplan property and we took that to heart. That was a baseline for our analysis. Starting in June we led a series of community meetings with the residents, with the abutting property owners, with the merchants, with the Town Council and with various town departments to understand what the key issues are and to solicit some of their concerns regarding existing uses and future re-uses. From our analysis of the market conditions, the physical conditions and the community meetings, we identified a series of potential re-use options and out of that our conclusion in this study is that the best feasible re-use for the Wooding Caplan property is one that is mixed use and that includes public space, it

includes residential, it includes commercial and it also includes some parking. (*Ms. Park introduced Dr. Platus*)

Professor Alan Platus, Yale Urban Design Group: I too want to thank the Committee and the Council for their support and attention while we have been doing this work. The Yale Urban Design Workshop is a community design center based at the Yale School of Architecture and we've been working for about a dozen years now in dozens of communities around the state of various sizes and with various issues and so we speak from a fair amount of local experience as we evaluate the options for a site like this. I have to say that when I first came up here a while back with a colleague to take a look at this site, we were enormously excited. I understand that for many of you, you have been looking at this left-over piece of real estate for a long time, not much has happened at least not much that creates a lot of excitement, and so it may be in some cases more difficult for you to see the enormous opportunity that exists literally in your back yard but for us it was a revelation because what we've been witnessing in every part of this state and also across the country is an enormous move towards the re-vitalization of small and medium size and large downtown areas. They are becoming again, and in this case without necessarily a ridiculous public investment, viable places to live, exciting places to do business, places that communities are truly invested in and truly proud of. Very many of them, as this process takes place, find that they have a limited number of opportunities for development, in fact severely limited.

Very few have a 3.5 acre site smack in the middle of this most important block in the community, and again, while it may look on the face of things like a piece of left-over space, it is in exactly the right place, and you are approaching this in exactly the right way. The other thing that excited us is that we often get invited to come to a town to look at a site like this after a proposal has surfaced often from a private developer and the town is collectively scratching its head about whether it's the right thing to do and certainly once someone has secured ownership or an option on a piece of property and invested their own time and resources in developing a proposal, the process becomes much more fraught. What you are doing is good planning because it's proactive planning. You control the property. You're getting out in front of the process and you have set up a process which we've had the privilege of participating in which is designed to build consensus around the development of the process. This is just good, sound community planning at its best, not reactive but out in front of the curve. We took a good hard look at the site. It's a complicated site in some ways for a number of

reasons, some not so obvious. What you see or what some of us see on the screen is a very simple map of the existing property.

(Professor Platus pointed out key streets bounding the Wooding Caplan property – Center Street, Wallace Street as it enters the site as a very narrow alleyway - and talked about the colors on the map and what they represent in the area – commercial, institutional and residential. He said that all three of those characteristic uses come together.)

It is already a mixed-use block, and mixed use in a very interesting and challenging way. You have arguably what has been or is becoming the number one commercial corner but at the same time that intersection is dominated by some of the principal institutional uses – This is where we are tonight, the Post Office and library, churches. It really is in many respects the real heart of the town and a piece of the town that everybody already identifies with. That makes it a great piece of property. It's clear that two sides of the site are predominately residential and we are very aware and sensitive to that issue and there is a logical zoning of the site that emerges from that basic condition that future residential development, if and when it occurs, should probably be associated with and compliment the residential development that already exists on those lovely in town residential streets and commercial development as much as possible compliment and re-enforce the commercial activity that is already taking place on that important corner but one also has to deal with constraints of access and visibility.

Any kind of development in this area, be it commercial or residential but certainly commercial, would have issues with the extent to which they are accessible and visible to their potential market. We've considered that in the development of our proposals and that whole process starts with the re-invention of Wallace Street as a real public passage into and through the block where ever possible, providing vehicular access to the activities of the block and parking. To do that in an appropriate way, one of the necessary first steps as is illustrated here (*slide shown*) in Phase I is site preparation. One of the critical first steps is the demolition of 382 Center Street to make it possible to for legitimate vehicular access to the center of the block via Wallace Street. Site preparation is a critical phase particularly for the consideration for the Town Council which needs to take a proactive stance with respect to that and the town needs to be heavily involved at *this* phase so that the other phases can unfold with as much private investment as possible.

Phase II envisions the identification and occupation of a significant 5,000 square foot commercial site. This is not a as you know a plan that we are ready to build tomorrow so I'm not here with a tenant in my back pocket although they may be closer than you think. Phase II also includes the development of between 12 and 20 townhouse type residential development in the center of the site, fronting a significant green space and the associated parking that goes along with that.

Phase III which we would call something like the ultimate build out at the site. This is a very imaginary aerial view of the the full build out of the site that was drawn by one my graduate students who is now working in an architectural and urban development firm in England and so we can't get him here to interrogate him about the particulars of his vision but it is an image of those townhouses, the commercial pad site and a future commercial development lining a mid-block pedestrian passage leading back from the primary commercial corner with potential of additional commercial development in back on 390 Center Street. Your view on this slide is ground level for these town houses along the new mid-block street with on street parking, with appropriate lighting and landscaping and cross walks and all the amenities that we expect of a downtown development. We believe, it has the potential to become a real part of the community not some fantasy in the backyard but something that really looks like it belongs in a town center. That mix of uses that we have explored with the guidance of the Rose Firm. We looked at the market conditions with the advise of many local people and professionals who know the conditions of this site and its development over time far better than we ever will has led us to the mixed use proposal and that surfaced as the preferred of three scenarios that we presented to the committee, and I am happy, and we are all happy, to answer any questions that the Council may have about that.

Chairman Vumbaco: Is that the end of the presentation?

Professor Platus: We thought it better to be brief and since you had to opportunity to see a lot of this before and leave the opportunity for questions.

Chairman Vumbaco: The Council met with the group last week so we had a preview and now we can allow the public to ask questions and make comments. We would like to break for a moment to allow Youth and Social Services and the students who came tonight to tell us about the donation they received. They are here now.

Jan Server, Youth and Social Services: These are some of the Peer Advocates Lauren

Grant, Chelsea Swirka, Jessica Morales and Indira Dandapani. These students and others who are not here have been very active. This program turned out to be bigger than anticipated and we are pleased. We initially raised \$2,500 in cash that we spent to send out (*gifts*) and this was going to be a one time deal. We were not aware that it would cost so much to ship the packages and then we had the good fortune of being on Channel 30 and we got a very large public response. There are so many people to thank that I wouldn't know where to begin. We have letters that show some of the community response as well as we have a couple of letters from two soldiers who received the packages just before Christmas and we have dozens more letters.

Chairman Vumbaco: Could you read one or two of the letters?

Ms. Server: This one came yesterday. (*Two students read the letters. These letters are part of the permanent record.*) Some of the other soldiers are beginning to write to us and to send email. Because of the monies that we have raised, it will be Christmas all year, and we're getting ready to send the next group of packages. Some businesses have accepted the cost of sending the packages so that our money can go for phone cards and the packages and those will be going out for Valentine's Day. We have sent photos of us and I think it gives them a feeling of home. The items that they request we try to make sure that they receive them. We will continue to do as much as we can and we will continue to write to them on a regular basis. The \$10, 889 that was transferred, that we received will be used, every cent, for the troops.

Chairman Vumbaco: On behalf of the Council and the Town, thank you so much. You have done a wonderful job and I think that you all should be commended. (*Applause*) If the public has questions or concerns and would like to speak to Jonathan Rose Companies or Professor Platus, please come to the mike to be recognized.

John Bradley, 49 Academy Street: I don't have questions since I served on the Committee and I know a lot about the report and I want to thank the Council for forming the committee. It has been a great experience for me and was able to work with great people from Wallingford. He acknowledged the Council and the Mayor for having the foresight in purchasing the property. I appreciate the committee. I represented a minority viewpoint. Having live near the site for nine years and studying the site for two years, I've had quite a bit of opportunity to think about the site. I believe the best use of this site is improved parking and open space. Downtowns work where there are places for people to gather and our downtown does have that in

restaurants and the bookstore but not in outdoor places. He expressed concerns about placing it in private hands, about bringing additional cars and development into the site. He asked the Council to think about this site 20 years from now. He talked about the parking study that is recommended before any development begins and urged the Council to take this very seriously. He doesn't agree with the commercial piece of the recommendation of the study. He talked about Phase III design walkways and driveways. He feels that the property is over-designed in the overbuilt aspects of the site. He asked that as the council moves forward with this that they consider the set of principals that the neighbors put together in 2000 when they met with the Mayor and Sam Sargeant which we believed were reasonable principals to use in development that didn't hurt the property owners on North Elm and Academy Street. Some of those principals were not adhered to in this design, as example, we did not believe that Academy Street access is beneficial to our neighborhood. The Rose Group and the Committee disagreed with us. We also said that we didn't believe that the 3-story design was beneficial to us. If you look at the property from the North Elm side, there is a slope to the property so to have 3-story buildings would completely loom over the North Elm Street properties. The third point was to do with commercial development through an RFP without any restrictions.

Beverly Calza, 30 Academy Street: Asked about level of income for the apartments in the proposal in comparison to the existing apartments in the block. She talked about buffer zones. She asked about the proposed pedestrian path through to Academy Street.

Ms. Park: Regarding income level, we conducted an extensive baseline conditions analysis to understand what the market is and our determination was that these would be for sale town home units, market rate. Regarding a socio-economic market and our analysis also showed and this goes back to what Alan Platus was saying about a rebirth in old town centers and there have been a growing number of empty nesters who really are interested in moving back to downtown and they want to live in friendly pedestrian oriented neighborhoods. They want to walk and to not drive. This part of their quality of life and based on our baseline conditions analysis; there was an evident demand for moving back into the downtown heart of Wallingford.

Professor Platus: Both speakers have excellent points, and I want to remind everybody that in our report we illustrate three scenarios, one of which is open space and parking; the second of which is open space and residential and the third, which was endorsed by the Committee, is a mixed use

project. This is a feasibility study and it would take a real developer to make the eventual evaluation of what the precise mix was and the specific form that the project takes. I would echo Munsun's analysis and also say, don't sell Wallingford short. We've been in towns like Wallingford where we've heard very similar attitudes. A perfect example is Milford. We worked on a downtown plan for quite a while and they felt pretty much the same way, they loved their town as it was but they were not optimistic about the potential for downtown development and the residential in-fill market just took off. It was precisely this scale of project, small local developers doing a number of in-fill units that rented like hotcakes immediately, young people and then empty nesters who wanted downtown in a walkable small town center. All of the amenities could happen, they need not, but they could and that's why it's important to realize that the follow through aspect is every bit as important as the starting point. You need to have very good design guidelines in place to ensure the quality of the project. You need to be very specific about your expectations for standards for design and landscaping, for the management of the project, not just its building but its ongoing management. That applies with even more force to parking. Parking in Wallingford in our preliminary evaluation as much a management problem as it is a quantity problem. You have a lot of parking that is not very well laid out at the present time and that includes the Wooding Caplan property. There are many, many small private lots that could be much more efficiently managed as consolidated parking which is something that we recommend the Town look at. All of these things contribute to the overall picture and the overall quality of the project. And by the way, it would be a developer at the end of the day along with the people of the town who would determine if you would have two or three story units. I do want to point out that the average distance from the backs of the residential units that we propose to the backs of the adjacent residential property on Academy Street is about 300 feet and if you think about the distance across the street from one old Victorian three story house to another, oftentimes with a down hill condition like Wallingford, that's far greater. So if appropriately landscaped, we believe that that dimension provides an appropriate buffer as long as we don't get too dense in the level of development. But all of this, all of this, is in the nature of a feasibility study, not a project. I think it's important to emphasize that.

Mrs. Calza: Commented on the lack of stores on Center Street.

Professor Platus: Just to be on the positive side, what's driving the revitalization of these communities is not commercial, it's residential and this is something that took a while to sneak up on us. In New Haven, you

watched it happen. For years and years, the Economic Development folks tried for years to bring back commercial thinking that's what downtown was all about. Now the commercial is coming back because the residential took off. People rediscovered downtown as a neighborhood and that then brought in a new kind of niche commercial – retail, restaurants, that sort of thing. And you already have some of that going on.

Mrs. Calza: Why is there going to be an open walkway onto Academy Street?

Ms. Park: That ped path that you see going up to Academy Street is in Phase III, not in the immediate phases. It's an existing right-of-way and we wanted to acknowledge that it is an existing right-of-way.

Professor Platus: The important thing is that it actually is a public right-of-way. Our information was that the Town was not likely to give it away.

Betsy Bradley, 49 Academy Street: Mr. Platus said just now that it will be critical that the developer will make the decision regarding two or three story building and all those kinds of decisions. Once you give it to a developer, they make the characteristic decisions that really influence what the development looks like. That so flies in the face of us, the neighbors, getting together as a group and coming up with our reasonable criteria. I don't see the principals are not reflected in the design. What's reflected more is that we have to get this out to a developer and they will and the market will ultimately decide on the principals. I feel strongly that we can do this where everybody could win.

Professor Platus: We absolutely agree and that's why you need to have very firm design guidelines in place.

Ms. Bradley: Would that be pre-sale?

Professor Platus: Absolutely. With respect to the residential property owners, there are two comments. First of all you are talking about something in between – bigger than one story – but no more than three stories. A story is an abstraction. A three story row house on Wooster Square in New Haven is a Victorian building that's about five stories tall by contemporary standards, so if what you're thinking is old time three story brownstone, they're enormous and far greater than what we would build now. All of these things are relative. I agree with you that it would be foolish and irresponsible for the Town to give the property over to a private without very, very clear design guidelines in place. On the other hand, the art of doing those guidelines is to

make them intelligent so that a developer will not lose their shirt because that's not in the Town's interest either.

Ms. Bradley: Those development guidelines, we as neighbors feel incredibly strong about them.

Professor Platus: You should.

Ms. Bradley: And we don't have a lot of trust or history to be able to say – and they really aren't reflected anywhere– so we could go back and say, see this is what we all intended to do. That's the concern that we have.

Richard Krombel, 38 North Elm Street: Turned over a handout for the Council. Acknowledged the Study Committee and the Jonathan Rose Group to come up with different scenarios that would work for our town. Does not think that dense urban development should be a forgone conclusion for this parcel of land as Wallingford is a suburban environment, not an urban one. That this should benefit all of the citizens at large, the property owners both residential and business. Spoke of the complexity of the site and even with a creative approach of Jonathan Rose Group scenarios, all of the issues remain. Access/egress, property swaps, parking, infrastructure development, changes in zoning regulations, interest of cost of property to developers. He asked if he were to purchase a condo here what would he be looking at? The back or tops of commercial buildings? An impound lot? A parking area? What would be the smells? The catch of the day? He feels that the development that would occur back there would be incompatible with some of the surrounding properties. He spoke about the grade from North Elm where he lives that goes up toward the center of the block. A three story condominium would look like three and one half or four stories casting shadows on my back yard. It's closer to North Elm than it is to Academy Street. It would serve to decrease the property values by building this. He presented an alternate proposal of a Town Square including a bandstand, public sitting area and a water fountain and an open square for various activities and a greenscape, flowers, a garden maintained by civic organizations. All of this would serve to bring people into town. By not giving away the property you can have a more flexible land use plan. This would enhance surrounding property values with compatible development. That's more tax revenue. It could create a unique downtown attraction. He asked consideration of this parcel as a legacy.

Robert Clark: I live on Academy Street and in Wallingford for about ten years. He

made five points 1) Look at the long term. Give Police and Fire Departments the parking they need and leave room for expansion 2) Create parking for business owners, employees, tenants and postal workers 3) When building new houses, use building material like that already being used in the block such as used brick, copper, etc. 4) Delay the residential part of the plan 5) No Pedestrian path to Academy Street. Plenty of parking on North Main Street. We don't need more foot traffic on Academy Street.

Paul Moore, 61 Academy Street: Acknowledged the Committee and Mr. Bradley for the neighborhood for all of the hard work that has been done. Pointed to look at the parcel as an investment and an opportunity not a liability where we have to make money from it. It is unique to be able to reclaim common land. Developed passive open space enhances revenue by increasing foot traffic and increasing the tax base without any of the increased cost of infrastructure that you get when you have to develop. Echo the idea of a more enhanced, viable, beautified open space that will in and of itself improve the downtown area.

Bob Mansfield: I live in Ridgeland Circle and I am here for St. Paul's church. One of our concerns is the parking. We have a parking space in back of our church now that handles 30 cars and there are people coming in there daily for dropping off children for the daycare center, the nursery school. We are not opposed to the walkway between Caplan's and our own property but there is a lot of use in that area – daily trucks to deliver food for the restaurant. Yesterday I counted 30 spaces for St. Paul's and Caplan's had 45 parking spaces behind their building and most of them were occupied and then there were 20 postal office cars parked along Wallace Avenue. There is a lot of parking that goes on back there. We don't oppose using St. Paul's parking for the evening but sometimes we have events and we need all the 30 spaces, so there is a need for more parking. I hope that this will be taken into account.

Bob Gross, 247 Long Hill Road: Agreed with Richard Krombel regarding open space.

Kathleen Avery, 42 North Elm Street: Asked the Jonathan Rose Companies what was envisioned about a buffer behind the Caplan Building and St. Paul's church and the phone company when the plan was drawn?

Professor Platus: We shown the existing parking remains there. It's not just a buffer as was just pointed out. It's necessary to the operation those institutions and businesses. Our recommendation is that it be consolidated parking so that wherever possible you share the parking

which is the way downtown parking is at its best because you get uses with different peaks and so the trick is not to remove the parking. It is to manage it collectively so that everybody gets the best use out of it.

Ms. Avery: So if there were townhouses or condos there, those people would be looking

Professor Platus: I think you have to appreciate how big that site is and 'looking at' is a relative term. We are very sensitive, and the Rose Company is even more sensitive since they are developers, to the need, if you are going to develop profitable residential development, to make it in a way that people will find it attractive. Otherwise, it isn't marketable. We showed a front yard in front of the residential property, and there is an attractive, small village street, and then there are the parking areas that are associated with the existing businesses and institutions. It is over 300 feet from the backs of properties that back onto North Elm Street- it's more like 600 or 700 feet between the fronts of those residential properties where we've shown them. The standard of landscaping and the way in which it's designed is critical to its success. In fact, that space is open space. In many towns and cities across the world, people park in open space. We just don't think of our parking as open space but a paved space full of cars. Town squares in Europe are parking lots. They just don't get identified as parking lots.

Ms. Avery: Pointed to how things are laid out with inviting cobblestones and that in England, it's a big square. She asked Munsun Park if she had had the opportunity to visit the Hammond Museum Park in North Salem, NY.

Ms. Park: I looked at the site and the images, and I did understand what you were trying to convey by giving that example and in this analysis, we looked at multiple – at least 12 to 15 various re-use options, and we narrowed it down to this mixed use scheme of primarily residential and parking scheme with public space, and then a public space and parking scheme. What we did was look at the physical feasibility, and we were also looking at the developer's feasibility – would a developer come in? We looked also at how it would benefit the Town and that's why we also included the public use in the mixed use scheme. It was important to have public space and we put together a cost comparison chart. It was a very general cost comparison chart to see what the magnitude of costs would be under these three different re-use schemes and by having three and one half acres of public space – either all public space or public space and

parking – it's a very large site, and it requires a significant investment.

Ms. Avery: Does the Town own every bit of that land and the buildings or is that still to be determined?

Professor Platus: The limits of the piece of property that the Town shows are (*shown by dotted lines on the projected images*) and that includes 390 Center Street building which the town has acquired as well so that is the strict legal limit of the town owned property on that map.

Ms. Avery: So this can't fly until the town owns every single bit.

Professor Platus: No. All except for the final phase where we speculate some additional commercial development on private property, both Phase I and II are designed on exclusively on town owned land.

Ms. Avery: So those buildings stay there? The little red cinder block stays there? And has to be incorporated into the plan?

Professor Platus: Not necessarily. This is not a black or white issue. A developer could well decide that they want to do additional site acquisition independently. We've all worked on projects where the town leaves the door open in the RFP to the developers acquiring additional properties through a private process.

Ms. Avery: Then it's really up to the Council if they approve all this that they have to write out a very definitive plan.

Professor Platus: Yes, it should be as explicit as possible. If you intended for the developer to be profitable then you have to leave room for them operate. I want to say something about the open space plan. I've very rarely been to a town where anybody was opposed to open space. It's one of those things that even though it really doesn't mean anything, everybody has their own vision of it. Some people see a park, some see a picnic table, some see a swimming pool and tennis courts, some see a bowling green and that's what's wonderful about it. You can all imagine what you want to but I think the challenge that was put to us was to explore the financial feasibility of this. Many of the spaces that we think of as the great glories of our towns – Hillhouse Avenue or Wooster Square in New Haven – were developed as private residential developments. The residential developments around the edges paid of those open spaces paid for the open space. It is possible that you can have you cake and eat it too on this site, that this could be a win-win situation in any number of ways, not only the preferred scenario that we presented. The

town has already bought the property. They could decide, the Council, that they want to spend the additional money to keep the property in town ownership and develop it to fulfill everybody's vision of a wonderful open space. Certainly posterity would not condemn you for that, in fact they would applaud you for that but it would also be possible to enter into a public-private process that would produce an equally desirable result that also provided a further tax base for the town and that required a private developer as part of their bargain to create the kind of space that you want. I think that you shouldn't imagine that by moving ahead with the process that we have begun with you that you will be foreclosing opportunities that will never come again. You have not reached that point of no return yet.

Robert Avery, 42 North Elm Street: Does not like walkway to Academy Street a good idea even though it doesn't affect him. Attended several meetings and after the company had collected lots of data, they came back and gave a preliminary report. They said that retail was out of the question because no one would pay the rents that would be required for a developer to put into retail spaces and they said that you couldn't have a small number of units that you are going to sell because again you can't get a developer to make enough money on it. You had another firm do an appraisal of it and they said it had to be dense housing in order to make it profitable for a developer. What made you change your mind?

Ms. Ortiz: Many of those issues we have incorporated into this plan and that you will notice that there are actually three phases to this development and the majority of the commercial space we have anticipated in Phase III. We are looking at a long time frame. Currently in downtown Wallingford, new construction is not supported by current rents. She spoke about Phase II and having one tenant who sees potential in this one site. Regarding density, the appraisal was based on the purchase price of this property. We looked at a plan that we thought would be most appropriate for downtown. The financial feasibility study that we performed comes up with a range of investment for each of these options, for the mixed use scheme, for the public space scheme, for the public space and parking scheme. Those principals are incorporated into our feasibility study.

Mr. Avery: Do you expect the Town to sell this property to a developer?

Ms Ortiz: We have offered a number of options for this site. One includes the

sale of the residential portion, the other looks at options for the sale or long term lease. Ground lease is quite common where the town maintains ownership of that land.

Mr. Avery: How many residential units do you envision?

Ms. Ortiz: In this preliminary scheme that you see, we are looking at 20 units of residential housing.

Mr. Avery: And would the town need to invest money in order to make these twenty units?

Ms. Ortiz: There are a number of investment options here. You should know that in every scheme – mixed use, residential, public space and public space and parking schemes – all require some sort of investment. Any kind of public space will require investment in the development of the space on behalf of the town and the continued operation and maintenance. In the long term, you are looking at a yearly investment to operate a public space. On the other hand, investments in the mixed use scheme generate a return to the town of potential revenues from the taxes that are paid both by the residents but also by the commercial development.

Mr. Avery: When you looked at the benefit to the town from the taxes, did you factor into that people who move here with children and the cost of education?

Ms. Ortiz: If you recall, the marketing for this would be to empty nesters and the kind of housing would be most appealing to that demographic. No, we have not considered a large amount of children for these 20 units,

Mr. Avery: I know that Sam Sargeant worked on this project for years, and he envisioned 25 townhouses, and the land had to be given to the developer, and I think that the town still had another couple million to invest. Is this the same scenario that you are thinking about? The way he envisioned it, the Town would have to buy some additional property what used to be the Chinese restaurant and make a deal with all of the other parking people because they would have to take that over.

Ms. Ortiz: Well, as I understand it, the plans that were developed by Sam Sargeant did not include any financial feasibility analysis.

- Mr. Avery:** Do you think the proposal that Richard said about an open space, park-like area is a bad idea?
- Professor Platus:** Not necessarily. No one is opposed to the idea of public open space. It's generally perceived as a universal good. It's like Mom and apple pie. The challenge is not to get people to agree that public open space is good it's to figure out how to develop it. If we're concerned about the investment that the town has already made, then to use these 3.5 acres exclusively for public open space is fine as long as you are prepared to tell yourselves that it is not going to produce any return except potentially indirectly. I don't disagree that a beautiful open space will enhance adjacent property values but so will good development. It consistently does in every that we have ever worked in, good development no matter what it is enhances adjacent property values.
- Ms. Park:** We support public space, and include it in our projects but to use it solely for a public space and public parking, given what we know during the time that we have worked on this project, we don't know if it's feasible in the sense where it will actually happen,
- Professor Platus:** Again feasibility is relative. You asked before whether you envisioned the town selling this land. The Town should want to be able to sell this land. The question is do they feel compelled to recoup their entire purchase price? The study that was referred to earlier that said that the development wouldn't be profitable on this site was predicated on treating the town as if it were a private developer or a private investor. The town bought this land with your money for a specific purpose as we understand it to secure the space and particularly the parking for the police station and now they have it. If they are going to do something with it, it's why there is a public process like this is because it's a question of degree. The question of whether you want to get back every dollar that the town spent or if you want to create value in some other way and see that investment by the town as just that, an investment. The extreme version is to devote this exclusively to public open space because there is no return except an indirect one on that initial investment.
- Ms. Ortiz:** And I would like to add in regard to the public space scheme that attractive public space needs to be maintained and attractive public space also often times has activity around it; it's an activity generator for commercial and residential activity around that space. Public space off the beaten path that's difficult to get to, I think that often ends up being very dead space and it's not the kind of space
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that you would envision. Those are the two issues that we saw in considered when looking at this property for solely public space.

Professor Platus: One last point, I think that this discussion needs to proceed in a variety of ways. I don't think that is incompatible with moving ahead with the development of this site. They compliment each other. As you are talking about open space, ask different constituencies what they mean by open space. If I'm talking to high school kids, they envision open space very differently than you and I envision it. They may see a skate board park there and I guarantee you that's not what the residents on Academy see in that space. The value that Central Park creates are the 30 story residential buildings immediately adjacent to it.

Phil Wright, Sr., 160 Cedar Street: Commended the group for the hard work, thinks plan can work, believes resident proposals for open space needs to be studied including cost, access and attractive. Wants Town Council to initiate such a study about what it would really cost to make the property open space. Thinks open space would enhance the quality of all peoples of this town.

Charles Flynn, 52 Academy Street: We should all be thankful that 15 years ago that Mr. Caplan and Mr. Wooding did approach the Town and I think that we are very fortunate to won this property and I don't feel the need to try to sell it. We'll never get it back once it's sold. As far as open space, we have a lot more open space than three acres all scattered around the town that isn't generating any income for us. He pointed out a \$70 million dollar project in the school system. We are getting by without the tax revenue. Supports open space.

Dan McDonnell, 59 Academy Street: In Phase III, how much is left as open space?

Ms. Park: I don't know the exact acreage.

Professor Platus: Again, it depends on what you mean by open space.

Mr. McConnell: Front yards and back yards.

Professor Platus: So it has to have grass on it to be open space. How about paved open space like Simpson Court? I'm asking you. Most of us have a vision of it like a grassy green, and in Phase III the build-out we show leaves probably collectively on the order of an acre of yards and landscaped areas around the parking and the streets but its not all collected in one place where you can hold a market fair. That's a serious choice. If you are purpose in creating an open space is to have a place where groups of people can gather and engage in

activity, read a book, eat a sandwich and on occasion have an arts fair or a festival, that 's a very specific requirement and that requires probably an acre or so of contiguous open space. Phase III is not compatible with that particular scenario. That's why this discussion is so good. I starting to hear a variety of different visions, some explicit and some implicit, of what people really want to do with this site and where they would like it to be in 20 years.

Mr. McConnell: That brings me to my point of the more it's discussed, the better. The potential for something truly world class does exist.

Bill Austin, 30 Northford Road: Favors open space proposal that Mr. Krombel made. As a model for open space, take a look at the Guilford Green. Where is there an open space that has been created recently that has the qualities that have been discussed here in a very general way. Think of your travels and experience. If the proper development of open space were to require a visual access to that property, it might actually require the purchase of additional buildings, to create an open space corridor. He mentioned tree planting. In the past five years in Wallingford, we have had a neighborhood green created on Ward Street Extension. It's a basic public open space that is maintained and serves the neighborhood around it. Devote some resources to looking at the cost for a quality green open space would be in order. I would support the efforts of the Town Council to put at least as much effort in terms of dollars and cents into a consultant that could investigate the design options and perhaps 2 or 3 alternatives, just as the mixed use proposal that has been presented tonight.

Professor Platus: Just for information of the Town Council, and I apologize for what's going to be a frustrating comment, there is an illustration, #3 on page 21, of the draft report – I don't know what page it will be in the final report – that illustrates a residential public space scheme which includes 20 townhouse units with front and back yards and rear green space and about three quarters of an acre public green where the commercial pad site is located. There is in the report already a schematically designed alternative which in lieu of the commercial pad site creates a small public square of the type I think a lot of people are envisioning. It's not the Guilford Green which is about 18 acres and the New Haven Green is on that scale. You could create something like Guilford but that would be if the buildings were torn down and even then it wouldn't be the same size. A small public landscape with a bandstand with a number of benches is certainly not incompatible with the development of this site.

Ms. Park: There have been some comments about costing out an open space or

public space scheme and that is in the report and that is the most expensive scheme by far.

David Smith:

It's important to summarize, the consultants have not taken an advocacy position for a particular development approach. They have presented the Committee with three development approaches, and it was unanimous with one dissenting member and virtually every citizen and every committee member felt that the mixed use scheme that they presented was most beneficial to the town. The fact is that we considered for a long time having no development there at all and making it open space, and I'm going to assume that a lot of you mean a park. I've lived next to two parks in New Haven and from a noise perspective you may not wish to make that recommendation. The seminal issue was whether or not this property should have a direct financial benefit to the town, meaning all of the town and all the citizens. The mixed use has three components. There are about 43,000 square feet per acre, and we have 3.5 acres so we've recommended 20 town homes. That's hardly dense, a 5,000 square foot pad out of 150,000 square feet. To the Committee, mixed use meant the following –some residential, not intense, open space consisting of grass and hard scape areas and thirdly some very non-obtrusive commercial development. Frankly the Town and all of you here will decide the eventual use but we felt that it was imprudent that the town should have to develop open space and maintain open space and create regulations for open space and provide ongoing maintenance with no return to the Town. That's why we recommended a fairly low intensity of town homes, upscale, and with a 300 foot buffer to the Academy Street folks. We thought that would be better than a park with no buffer. The other thing we thought was just a park it that you have congregant events and we could see permits being applied for groups who wanted to use that park and we think that actually creates the kind of neighborhood disturbances that a lots of the folks might not like. The three story plan is an artist's rendering, and I don't think there is anyone in this room who would suggest that two or two and one half stories wouldn't be adequate. We felt that we had an obligation to all of the taxpayers that whatever went back there had some financial benefit and that was the basis of the low intensity recommendations for upscale town homes. We received calls from individuals who wanted to know how soon they could buy a town home in the middle of town. It seems like there are a lot of people who would like to live in the center of town. So we know they would be saleable so the concept is that you end up with low intensity development that funds the ongoing maintenance gives the town a return as well as preserving open space. It's the Committee that will take responsibility for this recommendation. A Committee of citizens

from every walk of life in this Town. The question of closeness – I live in a house that's 22 feet and 31 feet from the neighbor. I'd like to have 300 feet. Our values have gone up 72% in the last three years. The appraisals that were done previously did not reflect the present value of the property, and if there is anyone in this room who believes they would like to sell their house for what it was worth a year and one half ago, there would be many takers. Part of what's happened is the timing happens to be right in the opinion of the Committee for the valuation of this site. Regarding the development of this plan, we do not want to sell it to a developer. We believe there have to be very rigorous standards imposed initially before anyone is allowed to bid on this property. More importantly, we have not recommended the sale of the entire parcel but a portion of the parcel and a rather modest portion. We believe that to ensue the high quality of the development that it's incumbent on the Council and the other folks in town to make sure that this is an absolutely a high quality development in terms of materials, design and layout. To be clear, it's the Committee that makes this recommendation, not the consultants.

Mr. DiNatale: Are any of the proposed developments actually confined to the three and one half acres or are they expanding beyond the borders. A lot of the discussion have been about the parking.

Professor Platus: Phase II that is illustrated is confined to the site that you currently own with the exception of the acquisition of 382 Center Street in order to widen the Wallace Street access to the site. Phase III is a bit of a fantasy –and I don't mean this in a negative way – it's saying what happened if this is really successful and there is pressure for additional commercial development in this area, can it be appropriately accommodated in the plan. We believe it can but that additional development would have to occur on what is now private property.

Mr. DiNatale: Even Phase II is dependant on rearranging some of the parking lots.

Professor Platus: For this to operate efficiently, and a lot of the citizen comments have made this point as well, it's clear that for the development of the downtown to be successful, Wallingford and property owners in Wallingford need to do a better job in managing their parking.

Mr. DiNatale: Mr. Mansfield made some good points about parking and he reported parking spaces. Some properties have quite a few and some have none at all, not to mention the Post Office, which use quite a few. I'm trying to figure out, f you are going to move on to Phase III, and you take Caplan property which is in private hands, how

does he justify participation in any of this development? Or St. Paul's Church justify participation when they have 30 space which they are already struggling with.

Professor Platus: We're not suggesting that you take their parking away from them but that they participate in a collective management strategy so that they can use their parking most efficiently when they need it and when they don't need it that it can be available for other uses so that you manage according to the peaks and valleys of parking. That is one of the beauties of mixed use development in downtowns. The reason they work and have worked for centuries is because it doesn't all happen at once....seasonally or in the course of a day. I will not lie to you. Successful downtowns are not easy place to park. In New Haven, I've gone from never having to look to the experience now in the evening you park in a structure or drive around before you find a space, and it can be a long way from your destination. The best places for parking are the places that are failing.

Ms. Ortiz: Consolidated parking is the norm.

Mr. DiNatale: You have individuals who have their own little development. We talked about the block. We looked at this block, then you can step out a little bit and get the Post Office or Simpson Court but if you look at someone's little block like the Caplan's market, which has a mixed use and multiple parking, how do you get someone like that to participate? And then you are looking at more development when we have – it's pretty clear that the parking is stressed out downtown right now so how do you get someone like that to participate into this master plan without a major acquisition? It's a major detriment to his property to promote more commercial – residential development.

Ms. Ortiz: This kind of consolidated isn't unprecedented and we presented to the Committee examples of other communities where private property owners have been incentivized to participate in a consolidated parking schemes. In fact, more attractive parking and consolidated parking that's well designed that results in more parking spaces is beneficial to property owners and in many cases the town needs to take a leadership role as negotiator between the property owners to ensure that happens. Property owners do find that their property values have increased because their back yards are now more attractive spaces and more well managed that previously.

Ms. Park: Our first concern when we started the study was to ensure that

whatever happens doesn't hurt existing property owners. You don't want to effect their businesses negatively. They're there and they're successful so you want to protect what they have and you want to enhance what they have. Going back to the parking study that was completed last year, there is a perceived parking problem downtown and it needs to be managed more effectively to the extent that even for the Wooding Caplan property, it's not managed properly. It's being used for parking when it shouldn't be by some uses in the downtown area and that needs to be managed. That's an example.

Professor Platus: Our team here was very tough on us. Every time we faxed them a plan that didn't have enough parking to support the new and existing development, they faxed it back to us with strong remarks. For instance, we have two, new dedicated parking spaces for every residential unit. The usual is 1.5 in a downtown area. This is not the result of a detailed parking study which needs to happen as part of this project but my own feeling that the one problem that I don't know how to solve that exists on the site is the Post Office parking. If we have to assume that one of the roles of this site in its long term build-out is to continue to provide overflow parking for postal employees, then you're behind the eight ball on that. I don't know what to do about that. I do know that the highest and best use of this property is not overflow postal parking. The rest of it, we're feeling pretty good about at the moment.

Mr. DiNatale: I've been to some of the meetings, and I've heard comments – Michael's Restaurant is one of them. He stressed that point. We definitely have a problem. Before we can introduce additional uses whether it's mixed or commercial and residential without really taking a close look at that – how we're going to deal with the lopsided parking, how we are going to address better management with the existing uses before we can introduce new uses. I think we are a long way in getting to that point. This is beyond the acquisition of 382 Center Street. Those are big issues.

Mr. Testa: I have no preference nor am I advocating any but I want to share some thoughts. Regarding a public square or park, we've heard Central Park and Guilford Green and New Haven Green mentioned. Any public square, successful central park, in my mind what constitutes a successful central park is that it's surrounded by buildings that face it, and it's a pass through from one place to the next. That's what makes it successful. That's all that makes it successful. The unique thing about this property is that it is surrounded by the backs of all the buildings that are around it. That doesn't mean that open space is not a good use for it but it's going to be difficult for me to consider the argument that the public square

idea has this dramatic appeal to the town as a whole. Certainly if I lived around this area, I would want to park in my backyard. In measuring the best use of this property, it's difficult to envision that as having any kind of real value to the town other than being open space and we can talk about that all day long. My criteria for the use of this property – one, is that we come up with a reasonable, prudent re-use of this property. What's got the best value for the town, not just in dollars and cents. The other is, and I'm not losing sight of this, is to revitalize the whole of downtown. We have not been able to do that. It's not reasonable to look at the experience of the hill at Center Street to say revitalization can't work. It hasn't worked. Is there a way that we can use this property to be more of a draw and a magnet to the downtown and this is the hub and then people come and then they walk and then they go. Yes, I'm concerned about parking. There was a time when I just wanted to see that area used for parking and a small open plaza. I advocated that at one point. I think you can't compare this with any kind of central park that's what No building faces it. It can be a nice area for gathering and that may work.

Ms. Papale:

I was fortunate to be at the last meeting when we sat down with the Committee and with Ms. Park and Ms. Ortiz. It was a workshop meeting and we really got so much discussed in that hour and one half that I don't have many questions to ask. I was on the Wallingford Town Council when the Wooding-Caplan property was purchased. I was one that voted for it and I visualized and I still visualize something there that is going to be the talk of Connecticut but I also want to mention that one of the reasons that I voted to buy that property was because we promised the Police Department that we'd have parking there. And for what our discussion took place, they will have their parking as much as they may need. Am I correct? I just want to make that clear publicly. That was one of the reasons that we purchased that property was to make sure that as long as the Wallingford Police Department is on North Main Street that there would be parking for their cars. And there will be. We have to work it out.

Professor Platus:

We got our marching orders fairly clearly. We have not put anything on their parking.

Ms. Papale:

We have got something is that nice book that was presented to us that there would be Police parking. I just want to make that clear to the public because I questioned it, and I was told it was in the book and somehow I didn't see it. I can certainly see that we're not ready to do anything right now but I think soon we'll discuss about going out for an RFP or what else we're going to do or we're going to vote.

Either the Council wants it to go ahead or they will want to sell it. We'll have to make a decision. If a decision is made for the way I would like to see it go, I really believe that we could work out the parking. If we all want it if it's good for the town I think we can sit down with the people that are involved and really come to a way that 80% of us can be happy. If we go out for an RFP and we have a developer, won't this developer hold meetings and have public opinion? Some of the public tonight got the feeling that if a developer comes in and they would do it and we would have nothing to say about it. I'm hoping that's not true. I'm hoping that the developer will want to hear not only what the Council says but what the public, what the neighbors say.

Ms. Park: In our experience our development have always been screened through the public approvals process and based on our experiences with the Town of Wallingford, it would be the same here.

Professor Platus: You have multiple levels of control that you can exercise. One is the RFP itself which would specify not only the kind of development but the kind of process for that development. This property needs to be rezoned to be redeveloped and it's what is called a special development site. Although I haven't looked at it, there is provision in your Planning and Zoning controls that anything of that nature needs to go through a public hearing process in the course of approvals. You have the number one criteria for selecting a developer, first you want a developer who brings the resources to the table to do the kind of project that you want but you also want a developer who has a track record for producing projects in a publicly accountable way. That's a perfectly legitimate requirement and expectation. You certainly want to highlight that. The good news is this site is right in the middle of town but a site right in the middle of town is subject to enormous scrutiny and should be by everybody concerned. It would take a very foolish developer to imagine that they could do a project on that site and not be accountable to the multiple constituencies – the Police, the church, the adjacent residential property owners, the adjacent businesses, yourselves. This is that kind of project and so you're looking to attract and you will presumably attract developers who know how to do that kind of project. It's not out in the middle. The green field sites where they are completely unencumbered, you don't have to do anything in the way of approvals or zoning changes. That's one kind of developer. The kind of developer who is going to do this site is not that kind of developer.

Mr. Knight: I want to express my thanks, and I'm sure I can say this for the entire

Council, to the Committee that was formed. You brought a ton of information and enthusiasm to the table and you produce a really good product. I was there with other Council members for the workshop and Iris was right. It was very, very productive. It really gave us an opportunity to see what the product was and I like the product. I like the report. I think the Rose Company...you guys did a great job. We needed focus. We needed information. We needed to know what was possible and what wasn't possible. We need that kind of expertise and you brought it to us. I am very enthusiastic about what you produced and I thank you for that. There are a lot of steps yet to take. I can tell you that I am enthusiastic that we have so much information now and a clear focus on this piece of property for the town and I think that if we all keep the greater interest of the town in mind that we're going to end up with a very good product.

Chairman Vumbaco: I would like to take the opportunity to thank the Committee and the citizens who participated with the Committee as well as all of the other department heads and focus groups that sat down with the Committee. It wasn't just 5, 6, 8 or 10 individuals. It was a tremendous amount of people being actively involved. Rest assured that all of your comments and concerns will be taken under advisement by this Council. I think the next step is to absorb the report and the comments and the issues that were raised this evening and I see the challenge that is going to be before this Council will be to keep the momentum going which I hear this evening is what this Council wants. Where that momentum is going to take us, who knows. We will give it our best shot. Thank you everyone for coming out this evening during such bad weather. Item #7.

Ms. Papale: To conduct a Public Hearing to consider and Act upon an Ordinance entitled:
AN ORDINANCE APPROPRIATING \$125,000 FOR THE PURCHASE AND INSTALLATION OF OUTDOOR RECREATIONAL LIGHTING AND AUTHORIZING THE ISSUE OF \$125,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Chairman Vumbaco: We have a motion and a second. I hereby convene the Public Hearing for the \$125,000 appropriation and bond authorization for the purpose and installation of outdoor recreational lighting fixtures. 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 Is there a motion and a second to read the title and section one

of the following proposed ordinance in their entirety and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting?

Ms. Papale: So moved.

Mr. Farrell: Second

Chairman Vumbaco: Will the Clerk call the Roll Call vote, please.

Roll Call Vote: DiNatale-yes; Doherty-yes; Farrell-yes; Knight-yes; Papale-yes; Testa-yes; Vumbaco-yes (*Mr. Parisi and Mr. Spiteri were absent from the meeting.*)

Chairman Vumbaco: The motion passes.

Ms. Papale: AN ORDINANCE APPROPRIATING \$125,000 FOR THE PURCHASE AND INSTALLATION OF OUTDOOR RECREATIONAL LIGHTING AND AUTHORIZING THE ISSUE OF \$125,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$125,000 is appropriated for the acquisition, installation and relocation of outdoor recreational lighting fixtures and their relocation from existing facilities, including facilities of the Wallingford Little League, and for appurtenances, equipment and services related thereto, or so much thereof as may be accomplished within such appropriation, including administrative, advertising, printing, legal and financing costs, said appropriation to be in addition to all prior appropriations for said purpose and inclusive of any and all State and Federal grants-in-aid.

Chairman Vumbaco: Are there comments or questions from the public?

Phil Wright, Sr., 160 Cedar Street: From what I'm reading in the paper leaves me confused. We're talking about giving the Little League \$25,000 for the lights?

Chairman Vumbaco: No, that's not right. It's \$25,000 to purchase the lights. The other \$100,000 is for installation and other items.

Mr. Wright commented that he hopes the Council understands what the plan of use of these lights is going to be and thinks it is very vague.

Mayor Dickinson: On the recommendation that has been made and that is that in order to facilitate a variety of plans and uses of fields the desire was to, given that we purchased the lights from the Little League, put one of two sets of lights at Community Lake which could then be used by Wallingford and/or Yalesville Little League and hold the other set of lights pending approval of an application to the State Health Department for installation of lights as well as other grading improvements for a soccer field at Woodhouse Avenue. If that approval should not come through for some reason, the lights could be installed at Pragemann Park. That is the general plan developed through Recreation and Public Works for the use of these lights. The reason we are recommending to go ahead with this is that given the cost, \$25,000, we are probably saving an additional \$80,000 to \$100,000 on the total cost by purchasing them from the Little League. It's one of those instances where the lights were reviewed and found to be in good working order. As part of this we have a ten year warranty on the lights and both Recreation Acting Director, John Gawlak, and Henry McCully, Public Works Director, are familiar with the lights and the installation and are satisfied that these lights are of good value to us and will result in us to not spend a great deal more money.

Mr. Wright wanted to know if we would be purchasing lights if it weren't for these being available from the Little League.

Mayor Dickinson responded that it isn't likely right now that we would be purchasing lights. He said there is a proposal for lights at Woodhouse but it is pending the approval of the State Health Department. Upon approval of the State Health Department, it is in the planning to have lights at Woodhouse.

Mr. Wright: It's good if it doesn't further negate the possibility of getting a Little League field somewhere. I hope that this might enhance this possibility.

Rob Holsman. 10 Buttonwood Circle, also President of the Wallingford Youth Soccer League: A lot of people are backing this and it's good for the kids and the community. On the soccer league side, the league has 1,100 kids and 70 plus teams in the fall and in the spring. For us to have lights would serve a need for many uses, not just for the youth but also for the high schools who use our fields at Pragemann as well as the adult leagues so it's for the whole community. Some of the student who raised funds for overseas who were here tonight are the direct response of sports in this community and I am proud of them.

Chairman Vumbaco: Anyone else wish to say anything? I declare the public hearing Closed. I'll bring it back to the Council.

Mr. Testa: How is the final determination going to be made as to where they go? Will we have say?

John Gawlak: I don't oppose any of the three locations. With the girls softball league we just finished a field there, Field 5. It seemed natural that working with the soccer league since last January for lights at Woodhouse and the other area was Community where both Wallingford Little League and Yalesville Little League can use it during their season and tournaments during the summer and now this fall there is baseball with 240 kids participating and its growing.

Mr. Testa: Upon approval of this, basically the decision is what's done from there is an administrative decision between your department and the Mayor's Office. I just want to go on record as saying that I prefer to not use these lights on Community Lake. I want to see the soccer field lighted and I think it would be a good idea to finish up at Pragemann. I'm understanding that one more set there completes it.

Mr. Gawlak: Correct.

Mr. Testa: What I don't want to see happen is I don't want to see discussions down the road on potentially putting in a set of fields at one location for Wallingford Little League in any way derailed by the argument that we have a lit field at Community Lake. I am very adamant about that, and I think when that's completed, if it's completed, there won't be much of a need for that one field at Community Lake to be used, certainly not with lights, so even if we have to wait to battle the state, sooner or later we are going to be able to do something down at that field, and I would prefer that you focus the efforts there. I don't want the lighting of one field at Community Lake to be considered a further answer to the problem that Wallingford Little League has and I'm not speaking to you directly. I'm speaking to everybody because I still feel strongly about finding a location and getting them all in one place at some time. I wanted to let everybody know that's how I felt, and down the road that if you put lights at Community Lake, I don't want that presented as an answer to their problems because it's not.

Chairman Vumbaco: The last time we were here when we initially purchased the lights, I asked you to contact both of the Little Leagues to see if in fact they could provide us with the usage at Community Lake if it is light and I saw in the paper that

Larry Russo came back and said that it would be Friday and Saturday nights only. Did you have a chance to talk to the Yalesville Little League?

Mr. Gawlak: I did. During their season which is the end of April to the 3rd week of June that they also would use it Friday and Saturday nights. However, Yalesville also runs a lot of tournaments through the summer and the fall softball league appears to be growing. There are over 240 kids. Wallingford had 20 teams this past fall and that starts at the end of August and goes through the end of October so that would be a nice addition al Community Lake.

Chairman Vumbaco: If they run these tournaments, are for that age group that uses that small field? That's a small field from my understanding.

Mr. Gawlak: It wouldn't be for the juniors but it is for the regular Little League up to age 12.

Chairman Vumbaco: My only concern is if we're only going to be using the fields – and I'm looking to get the greatest bang for our dollar here and if we lit the last Pragemann field, what would that usage increase for the softball league?

Mr. Gawlak: We've experienced a decrease in the adult leagues over the last six years but it's tailed off over this past year. We actually turned away a couple of teams and now we are handling the adult leagues at Doolittle Park and West Side softball fields. Pragemann fields 1 to 6, 7 being used by the Wallingford Girls Slow Pitch league and the Wallingford Girls Little League Fast Pitch. If participation increases for the adults, I can see shifting some of the adult women to the outer fields because they are larger fields and would be or could be used by the adult women of the town and also our co-ed leagues, putting them back at one site because right now on Saturday nights the co-ed league plays between Doolittle and West Side. There is traveling back and forth. It would allow us the flexibility in their scheduling.

Chairman Vumbaco: I think I stated my point at the last meeting that definitely one of these should be set up for the soccer league. That is a given. I want to let the Council know that Rob is here from the Engineering department if you have any questions about Woodhouse. Before the decision is made about where you are going to put the other set of lights, whether it's Community Lake or Pragemann, I would like to

see a usage analysis done which should be put together through the rec department just to make sure that if we are going to light a field that we light the field that is going to get the greatest usage and that's my only concern. I'm all for lighting up for Little League if it's necessary. I'm all for lighting up for softball if it's necessary. I think if we are going to spend this \$100,000 for installation purposes we should put it at the field that is going to get the most usage. I'll support the motion tonight but I really want to see that analysis before installation in the spring.

Ms. Doherty: I wanted to ask Rob this question -The application is being prepared to be submitted to the State Health Department.

Rob Baltramaitus: We are currently preparing the application and it will be submitted by the end of this month. What we are trying to do as a regulatory agency is actually meet with them to check on their requirements so we can submit a complete and thorough application. I wrote to them to meet with their technical staff in December and have not received an answer and even without an answer we are going to go forward with the application process.

Chairman Vumbaco: If there are no further questions, I will entertain a vote.

Mr. Fasi: Could we also have a motion and a second to adopt the ordinance?

Mr. Farrell: I move adoption of the ordinance as presented.

Ms. Doherty: Second.

Chairman Vumbaco: Roll call, please.

Roll Call Vote: DiNatale-yes; Doherty-yes; Farrell-yes; Knight-yes; Papale-yes; Testa-yes; Vumbaco-yes (*Mr. Parisi and Mr. Spiteri were absent from the meeting.*)

Chairman Vumbaco: I declare the ordinance adopted.

Items #12, #13. #14

Ms. Papale: I make a motion to go into Executive Session pursuant to Section 1-200 (6) (E) of the Connecticut General Statutes with respect to strategy and/or negotiations pertaining to collective bargaining regarding the Water Unit Interest Arbitration Award (Case No. 2002-MBA-165) and #13

Executive Session pursuant to Section 1-200 (6) (E) of the Connecticut General Statutes with respect to the strategy and/or

negotiations pertaining to collective bargaining regarding the UPSEU Local 424 Unit 17 (managers and supervisors) Agreement.

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.

Mr. Farrell: Second.

Chairman Vumbaco: We have a motion and a second to go into Executive Session. All in favor? All opposed? So moved. *(Mr. Parisi and Mr. Spiteri were absent from the meeting)*

The Council entered into Executive Session at 9:20PM.

The Council exited from Executive Session at 9:46PM.

Ms. Papale: I'd like to make a motion to come out of Executive Session.

Mr. Farrell: Second.

Chairman Vumbaco: All in favor? Opposed? So moved.

Item #16

Ms. Papale: I like to take action regarding approval of UPSEU Local 424 Unit 17 (managers and supervisors) Agreement as discussed in Executive Session. So moved.

Mr. Knight: Second.

Chairman Vumbaco: All in favor? Opposed? We have six yes and one abstain. Mr. Farrell who abstained *(Mr. Parisi and Mr. Spiteri were absent from the meeting.)*

Ms. Papale: I move to adjourn.

Mr. Farrell: Second.

Chairman Vumbaco: All in favor? Opposed? Motion passes. We are adjourned. *(Mr. Parisi and Mr. Spiteri were absent from the meeting.)*

The meeting adjourned at 9:48 PM.

Respectfully submitted,

Sandra R. Weekes

Sandra R. Weekes
Town Council Secretary

Approved by:

James M. Vumbaco (K3)
James M. Vumbaco, Chairman

Date: 2/8/05

Kathryn F. Zandri
Kathryn F. Zandri, Town Clerk

Date: 2/8/05

Rec'd for Record
1/25/05
@
6:08 pm
Kathryn F. Zandri

AN ORDINANCE APPROPRIATING \$125,000 FOR THE PURCHASE AND INSTALLATION OF OUTDOOR RECREATIONAL LIGHTING AND AUTHORIZING THE ISSUE OF \$125,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$125,000 is appropriated for the acquisition, installation and relocation of outdoor recreational lighting fixtures and their relocation from existing facilities, including facilities of the Wallingford Little League, and for appurtenances, equipment and services related thereto, or so much thereof as may be accomplished within such appropriation, including administrative, advertising, printing, legal and financing costs, said appropriation to be in addition to all prior appropriations for said purpose and inclusive of any and all State and Federal grants-in-aid.

Section 2. To meet said appropriation \$125,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. Said bonds may be issued in one or more series as determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and the amount of bonds of each series to be issued shall be fixed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. Said bonds shall be issued in the amount necessary to meet the Town's share of the cost of the project determined after considering the estimated amount of the State and Federal grants-in-aid of the project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, or, be combined with other bonds of the Town and such combined issue shall be in the denomination per aggregate maturity of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full-faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption

provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be subject to approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay

project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved.