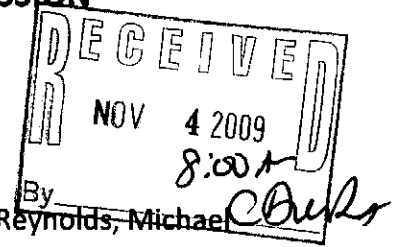


THOMASTON ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
FRIDAY, OCTOBER 30, 2009



Members Present: Annemarie DeLuca, Chairman, Ralph Celone, David Reynolds, Michael Madow, Michael O'Sullivan

Others Present: David LaManna, Tim Clark, Paul and Christine Yoos, Al Rossi, Aaron Szymanski, Bruce Barrett and other members of the Public

Annemarie DeLuca called the meeting to order at 5:32 p.m.

Purpose of the working session meeting: Preparation of a final revised draft of recommended changes to the P&Z Regulations as they relate to the Downtown Development District.

Annemarie DeLuca informed the Public that there was no Public Comment on the agenda for the meeting, and asked that anyone with questions save them for the next regular meeting of the EDC in November.

Annemarie DeLuca stated that she had met with Ralph Celone and a member of the Community of Governments (COG), Sam Gold, since the last EDC meeting. Sam had concerns about our initiative from the point of view that the EDC's proposed changes document contents might require establishing a 'Village District' in Thomaston. The 'Village District' spells out most clearly what we're trying to do, has more legal precedent and has a formal set of rules which more clearly delineate what is expected within the District than do the EDC proposed P&Z regulation changes.

Ralph Celone stated that the Planning and Zoning Commission had explored the 'Village District' designation in the past, but chose not to go in that direction because of the stringent guidelines.

Annemarie DeLuca stated that it she felt the EDC should get a working document of the current proposed changes with modifications put together and give to Attorney Ryback for review, and to have, potentially, as a separate document for review by property owners planning to make changes to their buildings, per Sam Gold's suggestion.

Michael Madow asked if she mean't keeping the document as a separate planning document.

Ralph Celone answered that the EDC would give the draft to Attorney Ryback for his review and advice.

Annemarie DeLuca then stated what the three (3) specific public comments in the October 22, 2009 EDC meeting were:

1. Amy Hayden's concern regarding the word "adjacent". Annemarie asked if the Commission should simply delete "adjacent" from the document. Commissioners concurred, and "adjacent" was deleted from the document;
2. The concern that a number of the Public had with the word "significant". Annemarie said that the Commission will refer this question to Attorney Ryback for his opinion as to whether "significant" is too vague or may require more 'teeth';
3. Tom Daley's comment about preserving the character of the DDD. The Commission had similar questions as to the exact, best wording. After some discussion, the Commission decided to refer this to Attorney Ryback for an opinion.

Commissioners discussed whether or not replacing an existing structure in the event of loss due to a fire would be fully covered by insurance and, if not, would expect building owners to rebuild according to proposed P&Z regulations changes impose too great a burden on building owners. It was decided that this, too, would be referred to Attorney Ryback.

Annemarie DeLuca asked if there were any other questions that Commissioners had pertaining to the document. Dave Reynolds suggested deleting a section in the introduction of the document which read ".....promotes a cohesive and diverse commercial climate...." as it seemed unnecessary and a bit confusing. Commissioners agreed to delete this portion of the sentence for said reasons.

Mr. Reynolds further suggested changing a part of Section 5 in the document which read "...rehabilitation work is done....." to the standard phrase adopted throughout the document which reads "...significant structural changes and significant changes to the character of the building are made to existing structures....." Commissioners agreed to make the proposed change.

Dave Reynolds had an additional question pertaining to concerns raised by the Public in the October 22, 2009 EDC meeting regarding building materials allowed in construction, reconstruction or during maintenance of buildings i.e. whether or not the materials used could be modern day materials in the style of the classic architecture within the DDD, and not have to be of the specific materials which currently exist in the buildings. Ralph Celone recommended that the Section 1 statement be modified to read "Materials used shall be compatible in appearance with materials used in the classic buildings throughout the Downtown Development District". Commissioners agreed that Mr. Celone's wording would eliminate any perceived or real burden from building owners, allowing them to use present day materials.

Annemarie DeLuca stated that Sam Gold of COG recommended that the Commission look at Southbury's "Village District" and "Building Plan documents in advance of the next EDC meeting.

Adjournment:

A motion was made by M. O'Sullivan and seconded by M. Madow to adjourn the meeting at 6:08 p.m. Motion unanimously passed.

Respectfully Submitted,

David Reynolds
Acting Recording Secretary