

**Minutes from Downtown 2020 Committee Meeting December 13, 2012  
Room # 309 at 8:30 AM**

In Attendance: Lou Gagliano (chair), Dan Kail, Gerry Kagan, Ken Bernhard, Craig Rebecca Schiavone, and Robert Jacobs

Absent: Valerie Smith-Malin

Summary of Minutes

1. Minutes from the previous meeting were approved without any change.
2. Chairman reminded members of the two meetings next week with consulting groups. Discussions took place as to the meetings of next week, Chair reminded of key points in terms of the review of the packages submitted by these groups:
  - The personality and skill set fit is more important than their budget,
  - How they will staff the project,
  - Were the materials they submitted on target to our needs and requirements, did their previous work parallel our needs,
  - Are they likely to produce recommendations that are project specific which can be implemented,
  - Time to complete the work, does it meet our needs,
  - What have they provided in terms of organizational concepts that will stay in place to implement the recommendations.
3. Ken summarized our meeting with David Waldman of Bedford Square (BS) on the Gunn building relocation. We/Town have approximately 8 months to complete the relocation process, or demolition will occur. The issue as to where the Gunn building could be moved within the Baldwin lot will be left to the BS group and the town to negotiate. David was clear that the only location that they would want to have any ownership interest in the project following the move is the location at the top of the property by the driveway exit of Christ and Holy Trinity Church. If this were not the location that the town approved, BS would still be willing to contribute to the move of the building. BS is preparing a specific proposal, which they will present to the Selectman's

Office. It was suggested that the Historic District Commission (HDC) should be contacted to support the proposal, Don Bergmann in attendance said he would contact the HDC.

4. Chairman summarized meeting with Gordon in terms of the public portion of the budget for the consultant retention to balance the private portion raised. The meeting included Ken Bernhard and Dan Kail. The summary of the meeting was that we should seek the public funds through the Supplementary Budget Request process. He suggested that we build support with the BOF and RTM members for ultimate approval by these groups, and if these efforts were positive that he would support this request. Based upon this the group decided to follow the path of:

- Building support through meetings with key members of these groups,
- And, continuing to draft the “selling document” that Gerry Kagan was drafting.

Group worked on components of this document and during the session the following items were noted as being critical portions:

- a) We need to answer why this planning process will be different?
- b) We need to be project specific in terms of conclusions and detail who takes ownership and how in terms of implementation.
- c) Boundary definition of the downtown area.
- d) We want to add to the quality of life, landscape and beautification of the downtown area.
- e) Any town property needs to be examined in terms of the highest and best use for the community.
- f) We need to have a self-funded view in terms of the financing of the projects and our work.
- g) A clear path to proof that good development leads to positive economic results including relief for the residential property owners.
- h) Stable tax commercial growth.
- i) If we do not do our work many of the priorities that the community wants to see, such as improvement to traffic and safety, will not occur.
- j) Detail the significant timing consequences that the projects already identified bring to the completion and integration of our work.

k) The community voice needs to be captured, there needs to be a visible and robust public process that deals with opposition in public meetings.

It was suggested that a better name for our work was “Plan for Downtown Economic Development and Implementation”, Committee to consider.

At the end and as help to the Committee’s work Don Bergmann volunteered to also provide some draft thoughts, Chair thanked him for his effort.

5. Meeting adjourned at 9:50 AM