

**Minutes from Downtown 2020 Committee Meeting December 17, 2012
Room # 309 at 10:00 AM**

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

Absent: Valerie Smith-Malin

Summary of Minutes

1. No minutes reviewed.

2. The purpose of the meeting was to hear a presentation by the firm of Buckhurst, Fish and Jacquermart to help lead the Master Planning process. The two principals of the firm Paul Buckhurst and Georges Jacquermart were in attendance and the meeting began following a tour of the downtown area to familiarize the two with current development projects. It is noted that in 2001 the firm did a plan for the downtown area as requested by town.

3. The principals presentation covered their work plan including:

- Maintain the historic character while improving streetscape,
- Parking and circulation
- Economic development and improvements to the diversity of offerings,
- Implementation and findings.

Their presentation covered what they felt was relevant work they had completed in New Canaan and Glastonbury.

4. Suggested in terms of the work plan be broken downtown into sub-sections and that members of the Downtown Committee serve on each of these sub-groups.

5. Asked what had changed and what their observations of coming back were: noted that little had been implemented with respect to their recommendations resulting from their previous study.

6. In terms of the thoughts about a mixed use parking facility on the Baldwin lot, principals commented on the example of Princeton, NJ where the firm helped structure multi-use facilities wrapped in retail and or housing. They also pointed out how the related planning for these developments improved walk ability of the town, including sidewalk and crosswalk improvement, and customer turnover related to effective paid parking changes.

7. When challenged as to whether their prior work was truly an asset or that they would assume they knew enough, they said that they believed that this would not be the case. That the proposed projects and the fact that the Committee wanted to take “ownership” for planned recommendations would make their efforts effective. The principals cautioned that to be effective the political process must buy in.

8. Towards the end the Committee and members of the public stressed that the plan’s recommendations must be actionable. That the actionable base must be rooted in community priorities, economics of the projects and take into account potential zoning changes.

9. One action item for the Committee was that we need to speak to their economic development group, Urbanomics, Principals to arrange.

10. Committee will provide follow up so that a formal proposal would be completed by the Firm.

11. Meeting adjourned at 11:45 AM.