

# MAIN STREET STEERING COMMITTEE MINUTES

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**THURSDAY, January 14, 2016**

**6:30 - 8:00 P.M.**

**Members present:** Bart Pacekonis, Daryl Ramsey, Stephanie Dexter, Ben Wheeler, Ginny Macro, Jim Futtner, Jessica Glass, Jim Throwe, and Janet Wade-Utay

**Staff present:** Michele R. Lipe, Director of Planning; Brad Schide, Circuit Rider for CT Trust for Historic Preservation

**CALL TO ORDER:** The meeting was called to order at 6:35 p.m.

## **PUBLIC PARTICIPATION:**

General questions were asked related to the study and what the next steps would be for the study.

## **NEW BUSINESS:**

Discussion of Draft Final Report and public comments received to forward comments to The Cecil Group for the Main Street Preservation Planning Study Final Report

### **1. General Comments of Overall Study**

Director of Planning Michele Lipe commented that the study had addressed the three main goals and objectives of the original scope of work. Her suggestion was to forward to The Cecil Group edits from the group after tonight's discussion as well as any substantive changes the steering committee wants to see in the study. The goal is to have the consultants finalize the study and then the study can be distributed for further consideration. Ms. Lipe indicated that the study includes information on preservation that will be of interest to, not only the Planning & Zoning Commission, but to the Town Council and other Town agencies. The study would be made available to the general public on the town's website.

### **2. Chapter Comments**

Bart Pacekonis opened the discussion to the committee and the public.

Many residents in attendance voiced concern over the consultant's recommendation to create a village district on Main Street. Fears were expressed about the potential of a zone change that would ultimately limit development and put too many restrictions in place. It was noted a group under the name of 'Main Street A-40' created a petition against changes to Main Street and had collected 171 signatures.

Comments were also received that the study was not well designed and that outreach from the Town had fallen short because informational letters regarding the survey had not been received by all residents. Some felt blindsided by the process. Committee members indicated the process was in its early stages.

Mr. Pacekonis stated the purpose of the meeting was to receive input on the draft in order to make adjustments to the final report. Ms. Lipe indicated the intent of the study was one of preservation and the creation of a long term action plan for the preservation of Main Street. Mr. Brad Schide from the CT

Trust for Historic Preservation stated creating a village district will preserve the character of the neighborhood without imposing restrictions the residents do not want. Village district zoning creates design guidelines to create what residents want to see on their streets.

### 3. Final Recommendations and Next Steps

Comments about the final draft study received from the public and steering committee will be sent to the consultants, The Cecil Group, for finalization of the study report. The document will then be posted on the town website for public access and future use.

**ADJOURNMENT:** The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Michele R. Lipe, AICP  
Director of Planning