

MEETING NOTES

CENTER STREET PURCHASE ON FEBRUARY 26, 2021

Present: Barney Quinn, John Breeding, David Warrington, Tom McCarron, Victor and Craig Kazanjian (Kaz Brothers) and David Bowersox (Esq.)

Victor - stated that we are aware that the Council has established that Developer Responsibilities and Rights Agreement legislation has been proposed and that is a good thing.

Tom – Yes, should be adopted. We would have in February, but CM Munder could not be there and he had a change and it was delayed.

David B. – Does your draft include a provisions for multiple jurisdictions? I think I heard you have to have an analysis with SHA or the County then?

Tom – I would have to look back. State Code dictates not permits, but I can take a look.

Victor – With the MXD and DRRRA done, both of those are in a form that we find workable. It is now in a great form. I am happy where the legislators are and they are believing in this process. This allows us to have a partnership. We can address individual and logistical things that come up. The best thing is the Zoning. The last time we all got together that's what we were discussing. **The question now is whether there can be a text amendment or if we have to wait for the Comprehensive Master Plan?**

John– We are currently accepting applications for zoning requests for the upcoming Master Plan. We are hoping to adopt it in 2023. I have received 3 requests so far.

Victor – **Has there been any further discussion regarding the text amendment?**

Tom – Comprehensive Zoning is a legislative matter. The question is which one would apply? The previous Master Plan that we are currently under clearly talked about this area being zoned MXD. It's just that the zone didn't exist at the time.

John – **we found the page and it seemed clear. (Page 87 of the 2013 Master Plan)**

Tom – **We have to re-look at this. Could we just re-zone as consistent with the current Master Plan? Well, that may be controversial, but that opportunity is there to use that. We have to be consistent with re-zoning as well. Will it be consistent and part of the Comprehensive re-zoning? Yes, then we won't have to wait for the 2023 Comprehensive Master Plan. If no, then we have to figure out a lot of what we have to do here.**

David B. – There was, it seems, some implied language.

Tom – **Could do a Master Plan Amendment as well. So you don't have to wait until 2023.**

David B – A Master Plan is not the only means to get the zoning.

Barney – Going with a larger water line that we are currently working on down the center of Center Street from a 6 inch to a 12 inch will provide much better hydraulics.

Victor – we are working on a draft plan and that will work for us. There is also the business of eminent domain.

David W addressed, no notes taken.

Victor – There has been quite a bit of discussion about funding to have the Becks separate Center Street from the project. Some people say they want to hold off the project, but we want the street. You all want your cake and eat it too. This is a waste of time. For example if we have to wait for the Master Plan a Town, by the way while you are waiting, we are going to TAKE it.

Tom- I will start. Eminent Domain is not the Town's interest in just "taking" the property. Grant opportunities were presented to the Town and the Town took advantage of the opportunity. CM Reed has been very busy in attempting to get a commitment to extending Center Street all the way through and has been a big supporter.

David W – We passed a Resolution that she drafted regarding that commitment on behalf of the Town Council.

Victor – Can I get a copy of that?

David W. – Absolutely, I will scan and email you a copy.

David B – So, we need to get the DARR and the zoning taken care of, then we can look at selling the Town the street.

Victor – We can think about appraisal and the Police Station property/location on Center Street. Maybe we also start looking at X number of dwellings toward design. Some round amount toward the density policy. Perhaps that is the way to go.

John – can we move forward as a joint venture? Why can't we just go forward with the change in ownership of the roadway? How far is your development plan?

Victor – there is a transportation plan. Maybe the Police Station site could be purchased with the Grant Funding? Is acquisition of the roadway set as 100% of the funding and not the roadway? If we get a shorter path to zoning then that may make a shorter path to everything else. This makes sense to me. Let's face it the roadway is our leverage to get what we want. We don't want to lose that leverage toward the Town. We need a timeline for re-zoning and the DRRA. Right now retail sucks, but it is time to get plans ready so we are all ready 3 years from now to start. Our goal is to get the zoning now rather than wait for the Master Plan. Is it possible for us to act like it is zoned and do some of these activities like the DRRA? We can then work with what we know is acceptable in the MXD.

All agreed to begin working on their end.