

MEETING NOTES

CENTER STREET PURCHASE ON MAY 14, 2021

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

Pamela – I have an agenda. Tom do you want to start?

Tom – The question is are we going to rezone now or during the upcoming Master Plan process? David B and I will be working on the Developers Responsibilities and Response Agreement (DRRA).

Pamela – Beck property and Center Street are very important and I fully support. I want a list of what we need to do to move this forward. Will rezoning help you?

Victor – Yes! We are ready to go I we get this rezoned. It will help. We all need to be onboard. First, are we going to concentrate and submit commercial heavy on the East and heavy residential on the West. Are there any APFO's on the books that will put this on hold? Without something like that, hear we are moving forward.

Barney – Water and Sewer APFO we don't have the water, but we have the sewer.

Victor – we did a water study and we could probably send a hundred gallons and hour. We are comfortable with our water study.

Barney – All these things are up to MDE interpretation and they will look at aquafer draw and the will factor into our allocations from them.

Victor – I think our water was to stay out of the closest well.

Barney – MDE will pose these questions and will only give us a fraction of the amount as they see fit.

Pat – Is the Town's open space the same on commercial and residential?

Tom – Lots separate what is required for APFO. We currently are in deficit of 80 acres regarding open space, but the Planning Commission can give an exemption of they qualify. Commercial and add no residents then that may qualify. We did amend the APFO for Downtown properties, but that did not include MXD.

Pat – do Town's make exemptions in order to insure development? Can we waive?

Tom – you can change the APFO requirements to in essence provide an exemption. Legislation would have to change the Ordinance to do that for MXD. There are some ways to do this.

Pamela – Who starts the process to rezone?

Tom – We can jump start that. It is a loose-end from the current Master Plan.

Pamela – We will need an APFO Ordinance like the Downtown Zone then for MXD.

Mayor – there is a big Facebook firing from, I think, Simpson where Center Street and Main Street meet. Maybe a way to re-work just a by-pass around. It will increase pedestrian traffic. Some of the Town wants have a circuit in the survey as to development so not to have a Rockville.

David B. – the DRRA would be valuable in addressing some of the Mayor’s concerns. We could look at APFO with open space in the entire plan.

Pamela – Tom could you send us a copy of the Downtown Zone Ordinance so what will or will not work in this case?

Tom – I will do that.

Victor – Back to the Mayor’s point. Design on the west side will look like your consultants drawings. The open areas we will try to incorporate for public use. On the other side, the open space will be more of a green space due to the grading. I understand the requirements of water and sewer and open space. I am talking about the macro things to get the project off the ground. We want to avoid the things that just stops everything.

Barney – the open space is the key.

Mayor – I say we look at a waiver if needed.

Victor – at some point there were water allocations for this area.

Barney – Yes along Center Street there is close to 30,000 for “priority areas.”

Victor – I think there was sufficient water on the site. This will not be a Rockville type development. This will be use next to use not use mixed into use. Residential next to commercial not on top of commercial. Inter-mingled use.

Barney – Can you clarify that you aren’t planning on parking garages?

Victor – No, that product wouldn’t sell here and it is not our intention to do parking garages.

Barney – Yes, the support parking on the ground will limit the development.

Victor – you will see Center Street store fronts on both sides and parking will be behind them. Parking will be a limiting factor, so we will need the find spaces.

Pat – maybe we provide a waiver for parking.

Victor – East and West sides will have different feels. We want to avoid waivers, but they may be needed on a micro level.

Mayor – I want to forward the Facebook post with people calling for no-through Center Street.

Karl – I will be happy with the attempt to reduce the Rockville feel. We just spent a couple hundred thousand to upgrade Center Street at Main Street and I think it has to go through.

Mayor – maybe a pedestrian bridge or tunnel?

Karl – I will look at the whole project as it applies to the whole Town. Like Century Drive.

Victor – we looked at continuing Century Drive and it addresses the only failing intersection.

John – in this process, we can make the Century Drive connection as part of the Phase 1 west side development. It would then connect to 27.

Victor – my initial answer is yes because we want the west side and east side sewer connection. The complication is that you can't just put a road in with no revenue. We need the revenue to cover the infrastructure costs. It is a numbers issue that we would need to look at. Developmentally, I like it, but the costs are a factor.

John – the connection could be an asset to the Town.

Victor – I can sell every house or townhouse, but the retail will be slower. I don't know what the number is right now. If I ask for 300 units a year you will say no. I have not sat down with the developer for years, but Price-Product-Absorption rate are factors. We are going to begin meeting with them regarding these factors so we can be moving forward.

Karl – I could say 90 days or by the end of summer you will see the zoning moving. Outside of the Century we would like to see Center Street move forward. We would rather use our Bond Bill money rather than loose it.

Victor – it's a nice ask, but I want to hold some cards back. Opening Center Street is important. Not a hostage situation, but there is no compulsion to act quickly for development once the road is out of the project.

Mayor – Karl may be the Commissioner of Planning after the 17th.

Victor – How we connect it will take all of our input. Maybe the funding could apply to pedestrian improvements.

Karl – What do you consider hurdles, the APFO?

Victor – The Town has standards and the Town also has no ability/mechanism to address. I need things I can solve not like the 80 acres deficit.

Barney – we don't control schools which is one of these APFO items. Fire just got a ladder truck. Sewer we have and water you said you have. Roadways sound good with Century. So if you can get the open space then we should be okay as a Town. The Police element we may have to look at as to whether we need to add an Officer.

Victor – APFO has to be reviewed regarding the open space issue.

Barney – Should we have a request filled for rezoning in writing?

Tom – You should make this look less like a mid-term rezoning which needs a significant change in the neighborhood or a mistake. Need to make it appear like a Master Plan adjustment.

My gut feeling is to have the Town do it as tying-up loose ends. Now we are back-filling which less subject to a challenge.

David B – Page 87 as an implementation of the MXD is instituted by the Town since zoning and DRRA have been subsequently been put in place

John – the Town changing so we don't have to go through the full blown process?

Tom – a legislative public hearing as dictated by Code is needed. We will not need the evidentiary aspect of an applicant's request. It will remove controversy from the upcoming Master Plan process.

Victor – we will draft and submit the DRRA and we will customize this in a collaborative effort.

Tom – It will be a negotiated agreement. All the preliminary works will then make it easier to deal with the Center Street issue.

Pamela – Thank you all. I will be in touch.