



Town of Redding, Connecticut

**SPECIAL MEETING
JOINT MEETING OF THE
REDDING BOARD OF SELECTMEN
REDDING CONSERVATION COMMISSION
REDDING PLANNING COMMISSION
REDDING ZONING COMMISSION
GEORGETOWN MASTER PLAN COMMITTEE**

**MONDAY, SEPTEMBER 29, 2003
Redding Community Center**

PRESENT:

Redding Board of Selectmen: Ketcham, Cotton, Miller

Redding Conservation Commission: Pattee, Perlman, Ross, Schroeder

Redding Planning Commission: Taylor, Dean, Holder, Hanssen, Linen, Meyer, Alternate Stroetzel

Redding Zoning Commission: Taylor, Karraker, Casiello, Miyashiro

Georgetown Master Plan Committee: Campbell

Also present: 24 members in the audience

Media: Redding Pilot

First Selectmen Ketcham opened the meeting with a welcome.

The Board of Selectmen called their meeting to order at 7:40 pm with a quorum.

The Conservation Commission called their meeting to order at 7:40 pm with a quorum.

The Planning Commission called their meeting to order at 7:40 pm with a quorum.

The Zoning Commission called their meeting to order at 7:40 pm with a quorum.

Mrs. Ketcham introduced Bob Sitkowski of Robinson & Cole, LLP who serves as counsel to the Redding Planning Commission and has been a long-time member of the Congress of New Urbanism.

Mr. Sitkowski presented an overview of new urbanism planning and concepts. He described areas where such planning has been successful and why. Following his remarks, he opened the forum to questions.

Mrs. Ketcham asked Mr. Sitkowski to provide an overview of the charette process. Mr. Sitkowski explained that the charette creates a process where many stakeholders with different viewpoints/direction are engaged in a planning process. The process will result in a plan, along with plans for implementation and design. The charette is conducted by a team of professions from the various disciplines, architects, engineers, designers, etc. as determined by the developer, in this case Mr. Soler.

Gene Connolly: asked if Mr. Sitkowski could suggest locations nearby that might stimulate the imagination. Mr. Sitkowski stated there are few in the very nearby area, but suggested Essex, Beacon Hill in Boston, Nantucket, Forest Hills Gardens in NY, Woodstock in Vermont and some in the D.C. area. Providence is another example, but the concepts might not be transferable. Mashpee Commons on the Cape is primarily retail at the present time. Some one in the audience suggested South Norwalk.

Don Stroetzel: questioned who was planning, operating and judging the charette. Mr. Sitkowski stated that the developer does the charette.

Fred Schroeder: concern that much of this sounds like it would be in opposition to current regulations; how do members of boards and commission participate in the process. Mr. Sitkowski responded that each person should participate as a citizen/resident of the town, not as a board or commission. The process and plan may mean a change in some of the Town's regulations.

Greg Meyer: how does a plan for the area address an area with a lack of robust mass transportation. Mr. Sitkowski responded that, ideally, parking for retail should be located behind the buildings, in common parking areas. A member of the audience referred to Ridgefield as an example of retail with parking areas behind the buildings.

Alan Holder: questioned if the final decision was consensus derived. Mr. Sitkowski responded that the plan and decisions should be consensus driven.

Tina Miller: asked what product is expected from the charette process. Mr. Sitkowski responded that the result will be a plan with idea of how to implement the plan. The final result will be the developer's product.

David Pattee: with the charette process running 7 or 8 days, how much dedication is any one person expected to have. Mr. Sitkowski responded that the effort is on the "design" team. Individuals can attend or be involved as each sees fit.

Developer Steven Soler addressed the group to clarify some of the points and questions raised.

1. Plans: Mr. Soler will have 12 experts, ranging from planners & architects, engineers and roadway/traffic experts, working together to come up with a plan. There are no judges; ultimately the Town's boards, commission & residents will be the judge. If something is planned that is acceptable, the Town will reject the plan.
2. Who attends the charette: those interested in the process attend the sessions. A schedule is being developed. A newspaper will be printed to explain the entire process. Some sessions will be of more interest to specific people.
3. Final decision: the result will be a plan (a book), a master plan that will include elevations, design, etc.
4. How much dedication on the part of the public: The charette process will be 7 days, 12-14 hour days. Individuals can attend as much as they wish. The sessions will be conducted in the Georgetown Fire Department meeting room. The public is invited to participate or just observe. Mr. Soler stated that he has not done a charette process before, but believes Duany, Plater-Zyberk & Company (the firm conducting the charette) is the right group. In addition, representatives from the University of Connecticut will be a part of the process to address economic issues including economic viability, cost estimates, etc.
5. Final plan: Mr. Soler added that a master plan would be ready at the conclusion on 10/28. The charette is an intensive work process for the individuals working on the plan.
6. Approval of plan: the plan will go before the various Town boards and commissions as appropriate.
7. Access to the meetings/sessions: Mr. Soler reported that the meetings are not town meetings, but they are open to the public. Duany, Plater-Zybeck & Company have experience in handling the meetings and those in attendance.

Mr. Sitkowski concluded the meeting.

The Chairman of the Board of Selectmen adjourned their meeting at 8:45 pm.

The Chairman of the Conservation Commission adjourned their meeting at 8:45 pm.

The Chairman of the Planning Commission adjourned their meeting at 8:45 pm.

The Chairman of the Zoning Commission adjourned their meeting at 8:45 pm.

Respectfully submitted,

Mary Maday, Recording Secretary