

**REDEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
THURSDAY, SEPTEMBER 10, 2009  
7:30 A.M. – LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair      Susan O'Connor  
                         Barbara Weinberg                      Robert Schneider  
                         Michael Darby                                      Gary Sweet

Also Present: Mark Pellegrini, Director of Neighborhood Services  
                         and Economic Development  
                         Gary Anderson, Senior Planner

Discussion of Plan Revisions.

Mr. Anderson distributed a document entitled, Suggested Revisions to the Broad Street Redevelopment Plan in which staff listed public questions and other comments from the September 3, 2009 public hearing that Agency members indicated should be incorporated into a final plan. The revisions included:

- more specific language about the 2003 Parkade Study to emphasize its inclusion of a market study
- changing Phase I to Phase I Priority Investment Area
- adding all Phase I properties as possible candidates for environmental assessment
- improvements to Green Manor Boulevard as a Phase I priority Investment Area activity
- replacing the current Broad Street Streetscape Appendix with actual design plans
- the inclusion of further information on sustainable design principles and a description of the EPA Smart Growth Implementation grant process
- language indicating potential developers would be asked to produce one economic feasibility analysis for any potential development
- information from Town engineering staff on potential traffic and utility impacts
- The inclusion of sections in the implementation section entitled, What This Plan Intends To Accomplish, and How This Plan Will Be Pursued
- moving the concept development plan section to the implementation section and including concept plans from the EPA study

- renaming the three options as steps, and reorganizing them to generally correspond with the suggestions of Mr. Bob Shanbaum received at the public hearing on September 3
- the addition of 363 Broad Street as a currently vacant property in the Phase I Priority Investment Area

The Agency generally agreed with the changes proposed by staff and reiterated support for the rewording of the implementation section. Agency members suggested including wording under sustainable design guidelines, that would make these subjects easier to understand for non-experts. The Agency decided to include the full draft report of the EPA study recently received by the planning department as an appendix. The Agency also agreed to include 363 Broad Street in the Phase I priority investment area for its strategic location as a potential gateway between the Bigelow Brook and Center Springs Park.

Staff said it would make these changes and send a final draft of the plan out to the Agency prior to the Agency's next meeting on September 17, 2009. The Agency expected to adopt a final plan on that date.

The meeting was adjourned at 9:30 a.m. The next meeting of the Manchester Redevelopment Agency take place on ***Thursday, September 17, 2009 at 7:30 a.m. in the Lincoln Center Hearing Room.***