

VILLAGE OF DEVON REVITALIZATION COMMITTEE MEETING
Minutes of February 8, 2007 at the M. Egan Center

Committee Members Present

Speaker J. Amann
Senator G. Slossberg
Mayor J. Richetelli
Bishop J. Ramirez
L. Ditchkus
C. Eaton
C. D’Arcangelo

Also Present

M. Ozols, Legislative Aide
R. Gregory, Director of
Community Development

Members of the public

Aldermanic Liaison

Alderman Garbus

P & Z Liaison

N. Seltzer
F. Goodrich

- I. Chairman Amann called the meeting to order at 7:04 p.m.
- II. The minutes of the meeting of January 11, 2007, were accepted as presented.
- III. Chairman’s Report

Chairman Amann said that there would be a meeting next week on bonding. He will be submitting a request for more funding for Devon.

IV. Old Business

A. Consideration of Underground Utilities on U. S. 1

Mr. Gregory presented an analysis of estimated costs for the undergrounding of wires on U.S. 1 (Bridgeport Avenue). The estimated cost would be \$7.59 million.

After the discussion a motion was made by Bishop Ramirez, seconded by Ms. D’Arcangelo to reject the concept of underground utility wires on U.S. 1 as part of Phase III.

An amendment was offered to have the consultant work with the utilities to do everything possible to improve the appearance of the light poles including but not limited to, utilizing new

technology, reduction in the number of wires, eliminating double wood, and replacing broken or leaning poles.

Bishop Ramirez accepted the amendment. Ms. Ditchkus seconded the amendment. A vote was held on the amendment.

PASSED UNANIMOUSLY

The original motion was then voted on.

PASSED UNANIMOUSLY

B. Phase III Consultant Proposals

Mr. Gregory said that the three firms, DTC, Milone & MacBroom and STV that were asked to submit proposals had done so. He presented a fiscal analysis of the three proposals. (Attached)

After discussion, Mayor Richetelli made a motion, seconded by Ms. D'Arcangelo to accept the proposal of Milone & MacBroom with the provisos that they give us a fee for working with the utility companies to clean up the overhead wires.

PASSED UNANIMOUSLY

C. Flooding on Naugatuck Avenue

Mayor Richetelli said that we have gone out with an RFP with a return date of February 23, 2007, for a drainage study that will lead to a solution of the flooding problem. In advance of the completion of that study the Mayor said he requested \$800,000 in bond funds from the Board of Finance and the Board of Alderman for the actual work based on estimates from Public Works and engineers. He did this because there is only one bonding session a year and he did not want to delay work on the project once the study is complete.

Bishop Ramirez suggested that the Devon Revitalization Committee should send a letter to the Board of Alderman thanking them for their support. The Chair received consensus of the Committee and a letter will be sent.

D. Welcome to Devon

Ms. Ditchkus said there was a teen center at the United Church of Christ in Devon and we should send a letter commending them for their action.

Ms. Ditchkus said that there should be a fund for planter arms and flowers on Naugatuck Avenue. The Chair asked Mr. Gregory to see if state bond funds could be used for plantings.

Ms. D'Arcangelo inquired as to who would take care of the plantings. Ms. Ditchkus said that once it was determined how much money we had, maintenance would be left to Public Works or we could hire a landscaper to take care of the plants.

Ms. Ditchkus inquired about the lighting outage at the park. Mayor Richetelli said that city electricians had not been able to detect the problem. The City may have to seek a private contractor to solve the problem.

Mr. Gregory said that the clock is working but we have received complaints about the loudness. The volume was turned down but complaints persist. Several comments were made that they had heard the clock and it did not seem that loud.

E. Summer Events

Ms. Seltzer said that the Committee was looking at different kinds of rides for Devon Day. She had received information on Surry bikes. All City applications are complete with rain dates. Devon Rotary and Milford Lions are assisting. The next meeting is set for March 13, 2007.

V. New Business

Mayor Richetelli said before the parking study is complete we should be aware of properties that become available. There is one residential property that may be available on Bridgeport Avenue that would yield about 15 parking spaces.

Bishop Ramirez said that we should make strategic purchases of property for parking. He felt that we should offer incentives to businesses based on certain standards. Chairman Amann offered to have DECD come to a future meeting to discuss incentives. The Bishop said Kingdom Life Church is in negotiation with a coffee

shop to occupy the former Video Pleasures building and they are offering incentives.

Alderman Garbus said that Walnut Beach had the “Arts District” concept. He asked what concept we wanted for Devon. The response was a “Village District”. Mr. Goodrich brought up the difficulties of an “official” Village District. The Chair said that it was a concept only, not official, and we hoped to accomplish objectives with cooperation, not regulation.

When asked the status of the Smith Craft project the Mayor said that they are working with the City on the sewer line. Smith Craft will pay for a new design that will accommodate their project.

Mr. Averaimo said that he is concerned that there is a power struggle between citizens and others regarding development. He said this Committee might have to take a position to support development.

Ms. Ditchkus said that we should control the colors and theme of development.

Ms. D’Arcangelo said we should have matching grants or low interest loans now to assist business.

Some discussion was held on blighted buildings and regulations.

The meeting was adjourned at 8:17 p.m.

**Analysis of Fee Proposals
Phase III
Devon Revitalization**

| Scope of Services | Without Underground Utilities | Included |
|-------------------|-------------------------------|-----------|
| DTC | \$160,000 | \$172,000 |
| M&M | \$149,000 | \$244,600 |
| STV | \$185,000 | \$188,000 |