

EXCHANGES

A quarterly publication of The Real Estate Exchange

In This Issue:

..

Feature Articles

November Public
Forum in Review Page 1

New Member Welcome Page 5

Habitat for Humanity Page 5

Creating Value to
our Cities Page 6

..

Quarterly Columns

President's Message Page 2

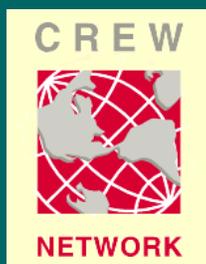
Member News Page 4

Committee News Page 5

..

Plus

2003-2004 Sponsors
Calendar of Events
Real Estate Exchange Contacts



Member
Organization
of the
Commercial
Real Estate
Women
Network

Common Ground on Balanced Growth: Can Everyone Be Satisfied?

By Lisa G. Samia, Property Manager, Sard Corporation

On a late fall evening in November, the Real Estate Exchange presented the forum Common Ground on Balanced Growth, "Can Everyone Be Satisfied?" at the Hartford Club in Hartford, CT.

The forum addressed the complexity in striking a balance between two extremes, unrestricted growth vs. restricted regulations that may inhibit growth in our communities. A new glossary term "Smart Growth" has been added to our lexis while trying to define the question: "What does that mean for Connecticut?" Not only for our business lives but for our quality of life as well.

Moderated by our own Robin Messier Pearson, Principal of Levy and Droney, P.C, the guest speakers addressing this issue included R. Michael Goman, President & Chief Operating Office of Konover & Associates, Timothy G. Phelan, President, Connecticut Retail Merchants Association and Donald J. Poland, MS, AICP, Director of Planning & Development Town of East Windsor, CT.

The panelists are all members of the [Connecticut Partnership for Balanced Growth](#), an organization working on conservation and development issues. Mr. R. Michael Goman is a member of one of New England's largest retail development companies, overseeing the construction, management, and leasing of approximately 7 million square feet of commercial space.



Robin Messier Pearson, Principal of Levy and Droney, P.C, moderated the November Public Forum.

Mr. Goman explained the origin of the Connecticut Partnership for Balanced Growth: "The land use approval process as we know it today is becoming the single biggest threat to our business." Properly used, "Smart Growth" refers to projects or types of growth that utilizes existing infrastructure. It incorporates a quality of design that gives careful consideration to traffic issues, integrates a variety of real estate uses, and provides a pedestrian friendly environment. The problem arises when the anti-growth or no-growth supporters cloak themselves in what Mr. Goman refers to as a pseudo smart growth module, which really is simply a way of preventing growth. In theory, Smart Growth is a very valid premise, in practice it seems Smart Growth is being used to prevent growth. The "right kind of growth," says Goman, often comes to mean no growth. "That is what we need to worry about in this industry."

Continued on Page 8



President's Column



Bert Kaplowitz, President

2003-2004 Executive Committee

President

Bert Kaplowitz, RPA

Northland Investment Corporation
860.525.9395 ext. 101

~

Vice President

Jeanneen Griffin

Griffin Software Design

~

Immediate Past President

Rachel Gioia, MAI

Rachel Gioia Associates

~

Treasurer

Marty Collier

Colliers Dow & Condon

~

CREW Network Delegates

Bert Kaplowitz, RPA

Northland Investment Corporation

~

Marilyn Stoudt

Aetna, Inc.

Committee Chairs

~

Program Chair

Alisha Verdone, Esq.

Updike, Kelly & Spellacy, P.C.

~

Professional Development Chair

Karen Tietjen, RPA, FMA

Tunxis Management Co.

~

Membership Chair

Richard Meehan, LLS, PLS

Meehan and Goodin

~

Public Relations Chair

Lisa Sadinsky

Albemarle Equities, LLC

~

Blue Ribbon Chair

Leslie Olear

Cohn, Bimbaum & Shea PC

PROTECTING OUR ENVIRONMENT: The Gift that Keeps on Giving

Having a very environmentally conscious daughter at home for a few months keeps everyone in my family alert for ways to conserve the precious resources of our planet. As I'm writing this article during the holiday season (although you'll be reading it after the new year), it is especially fitting to be thinking about ways of giving. Taking care of the planet for future generations is certainly a facet of "giving." My daughter is quick to remind me that this concern must be fostered in all aspects of our life, and not just at home. The work environment is an especially important place to ensure that we use resources wisely, especially for those of us involved in real estate. We are in a unique position to influence new developments, as well as renovations, through architectural planning, engineering, construction, and through legal channels.

Take for example the vast improvements in sustainability and smart buildings over the last few years. Many developers are incorporating design principles and environmental goals that are setting new standards for how to build green projects. Having mixed-use projects where people can live, work and shop will help reduce related transportation costs. At long last we have many residential projects being planned for downtown Hartford to help move toward this goal.

Getting involved with organizations whose goal is to promote the wise use of natural resources is just one

way to begin the process of protecting our planet. The U.S. Green Building Council (USGBC) is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. The USGBC is leading a national consensus for producing a new generation of buildings that deliver high performance inside and out. The Council represents the entire industry on environmental building matters to provide members with opportunities to effect change in the way buildings are designed, built and maintained.

The built environment has a profound impact on our economy, health and productivity. In the United States, buildings' operations account for:

- ◆ 36% of total energy use
- ◆ 65% of electricity consumption
- ◆ 30% of greenhouse gas emissions
- ◆ 30% of raw materials used
- ◆ 30% of waste output (136 million tons annually, the majority of which is recyclable)

The environmental and economic benefits for designers, builders, owners and managers who want to build green and maintain the environmental performance of buildings are:

- ◆ Improve air and water quality
- ◆ Reduce solid waste

Continued on Page 3



...More Executive News

2003-2004 Friends of The Real Estate Exchange

PENTHOUSE CIGNA

Northland Investment Corporation

EXECUTIVE

CB Richard Ellis
CERC Site Finder™

Citizens Bank of Connecticut
Kostin Ruffkess & Company, LLC
LandAmerica National
Commercial Services/
Lawyers Title Insurance Corporation
Pepe & Hazard, LLP

BOARDROOM

Aetna, Inc.
The CASLE Corporation
Colliers Dow & Condon, Inc.
Cushman & Wakefield of Connecticut, Inc.
EnviroScience Consultants, Inc.
Fidelity National Title Insurance Company
First American Title Insurance Company
FleetBoston Financial—Real Estate Finance Group
Fuss & O'Neill Incorporated
Griffin Land
Hart Advisers, Inc.
Jeter Cook & Jepson Architects, Inc.
Konover Investments Corporation
Levy & Droney, P.C.
People's Bank
Q Real Estate
Real-Logic.Net
Robinson & Cole, LLP
Sentry Commercial Real Estate Services, Inc.
Shipman & Goodwin LLP
The S/L/A/M Collaborative
The Stop & Shop Supermarket Company
Uptdike, Kelly & Spellacy, P.C.
Wakim, Merlin & Randich, LLP

President's Column Continued

- ◆ Conserve non-renewable resources
- ◆ Reduce operating costs
- ◆ Enhance asset value and profits
- ◆ Improve employee productivity and satisfaction
- ◆ Optimize life-cycle economic performance

Use your position in the real estate industry to help effect changes and practices that will help serve the goal of using the natural resources

wisely. Learn about new technologies in energy and environmental design for the betterment of our planet, the future, the economy and just because it makes good sense.

SAVE THE DATE!

Real Estate Exchange
to participate in

Hartford Area Habitat for Humanity's
Women Build
April 10, 2004

See Page 5 for more details

CREW



NETWORK

CREW Network Delegates Report

CREW Network is currently setting its calendar for Chapter visits for 2004. CREW Network is currently looking for CREW members interested in serving on one of four Network Committees, namely, Budget, Awards and Recognition, Program and Editorial Advisory. Information regarding the work, time commit-

ment, and desired qualifications can be obtained at:

http://www.crewnetwork.org/documents/Committee_TFsignup.doc.

The deadline for submitting interest forms is January 23, 2004.

The CREW Winter Conference for delegates will be held in New Orleans on Feb. 5th and 6th.

Nine Real Estate Exchange members attended the October CREW Convention in San Francisco.

Shown here are: Front Row - Rachel Gioia, Bert Kaplowitz, Jeanneen Griffin. Back Row - Marilyn Stoudt, Beth Judd, Sandy Fitzpatrick, Jean Anderson and Celia Dondes. Missing from photo - Katherine Lambert and Sarah Roxburgh.





Membership News

Updates and information about members and membership recruitment.

The Real Estate Exchange

P.O. Box 230990
Hartford, CT 06013

For information on Programs and Services visit our website at:

www.rexchange.org

To update membership data, email your changes to:

JennyW@crewnetwork.org

For membership information, contact:

Richard Meehan
Meehan & Goodin, PC
860-643-2520

Send prospective member names to:

RM@mehangoodin.com

If you know someone who would like to be a member, please encourage them to apply. Below is a reminder of membership guidelines:

Fields of Membership: Qualified fields of commercial real estate entitling a person for consideration for membership shall include: acquisition, appraisal, architecture, engineering, asset management, construction, development, institutional investing/lending, interior space design, leasing/sales, brokerage, mortgage banking/brokerage, property management, real estate law, research/analysis, syndication and other related service provider fields (accounting, marketing/research, journalism, web page and software design, etc.) as may from time to time be approved by the Executive Committee, so long as the services provided relate to commercial real estate.

Vendors are specifically excluded from consideration as members. "Vendors" are defined as persons or firms who provide products, rather than services considered essential to the members.

Prospective members falling outside of the above classifications should not be recruited for membership. Requests for applications and/or letters of recommendation should not be sent to inappropriate pros-

Call for Photos:

Please look in your directory. If your information does not include a photograph, we urge you to send one to Richard Meehan for inclusion in next year's directory. The publishing deadline is mid-February.

Welcome New Members

The Real Estate Exchange is pleased to welcome six new members.

- ◆ Cynthia Abraham
- ◆ Carolyn Bligh
- ◆ Christopher Edge
- ◆ Monica Ficek
- ◆ Whitney Hicks
- ◆ Cynthia Tucker

Please add their contact information to your membership directory:

Cynthia Abraham

Business Development Manager
Diversified Project Management
635 Farmington Avenue
Hartford, CT. 06105
(p)860-523-9696 ex 157
(f) 860-236-0460
(em) cabraham@dpm-inc.com
Program Committee

Carolyn Bligh

Principal/Creative Director
Bligh Graphics
945 Hopmeadow Rd.
Simsbury, CT. 06067
(p) 860-651-3252
(f) 860-651-3152
(em) carolyn@blighgraphics.com
Public Relations Committee

Christopher Edge

Director of Real Estate
Connecticut Economic Resource Center
805 Brook Street
Rocky Hill, CT. 06067
(p) 860-571-6212
(f) 860-571-7150
(em) cedge@cerc.com
Program Committee

Continued on Page 9



Committee News

2003-2004 Friends of The Real Estate Exchange

PENTHOUSE CIGNA

Northland Investment Corporation

EXECUTIVE

CB Richard Ellis
CERC Site Finder™

Citizens Bank of Connecticut
Kostin Ruffkess & Company, LLC
LandAmerica National
Commercial Services/
Lawyers Title Insurance Corporation
Pepe & Hazard, LLP

BOARDROOM

Aetna, Inc.
The CASLE Corporation
Colliers Dow & Condon, Inc.
Cushman & Wakefield of Connecticut, Inc.
EnviroScience Consultants, Inc.
Fidelity National Title Insurance Company
First American Title Insurance Company
FleetBoston Financial—Real Estate Finance Group
Fuss & O'Neill Incorporated
Griffin Land
Hart Advisers, Inc.
Jeter Cook & Jepson Architects, Inc.
Konover Investments Corporation
Levy & Droney, P.C.
People's Bank
Q Real Estate
Real-Logic.Net
Robinson & Cole, LLP
Sentry Commercial Real Estate Services, Inc.
Shipman & Goodwin LLP
The S/L/A/M Collaborative
The Stop & Shop Supermarket Company
Updike, Kelly & Spellacy, P.C.
Wakim, Merlin & Randich, LLP

Program News

The next public forum is the Developer's Showcase. It is scheduled for **Tuesday, March 23rd** at the Farmington Marriott.

This year we are offering three booth sizes to choose from:

- 8' @ \$350
- 10' @ \$450
- 12' @ \$550

For exhibitor information, contact: Sharon Craig at 860-674-9000.



Habitat for Humanity

The Real Estate Exchange will once again participate in the **Hartford Area Habitat for Humanity program**. This year, we will work on the Women Build Program—a program that brings women from all walks of life together to build better housing for families whose health, growth, and potential are threatened by sub-standard housing.

House Location:

[11 Waverly Street](#), Hartford, CT

Work Date:

Saturday, April 10, 2004

Anticipated Work:

Landscaping & Interior Finishing

Call To Volunteer:

Elaine Richardson 860-621-8414

This is a wonderful program and no experience is necessary. Wondering what it's like? - Ask Sharon Craig, Sandy Hanson, Jeanneen Griffin, or Tracy Brouillard—they all worked on the last Women Build program.

Past President's Council

The Executive Committee extends a warm THANK YOU to the Past Presidents Council, a newly created advisory board. The Past Presidents Council will meet periodically to discuss and advise the Executive Committee on organizational issues as they arise. The Past Presidents Council met for the first time in December with great enthusiasm. Thank you to this impressive group of Real Estate Professionals who continue to have such enthusiasm for the Real Estate Exchange.



Rising Stars

The Rising Stars have begun holding weekly "informal" Thursday after work Happy Hours. They plan to pick one place to meet each Thursday for a month and will change venues periodically. If you would like to join them and meet some of our up and coming members, contact Sarah Roxburgh at (860) 549-5000 Ext 4.



The Real Estate Exchange
Presents

Developers Showcase 2004
and the **9th Annual**
Connecticut Real Estate
Awards

Tuesday, March 23, 2004
Farmington Marriott



Creating Value to Our Cities

By Heidi G. Janty, Northland Investment Corporation

A Word From Our Sponsors

In appreciation of our sponsors, The Real Estate Exchange makes this column available to sponsor organizations that wish to submit real estate related articles and information.

To submit an article, contact

**Lisa Sadinsky, Chair
Public Relations
860-808-3000**

For information on becoming a sponsor, contact

**Rachel Gioia, Chair
Sponsorship
860-657-3822**

There are numerous strategies taken that attract developers to our cities, including tenants' foundations and downtown population. The mood of our society is changing as the historic move of the population from the urban centers to the suburbs reverses. The bullish economy can only supplement this move as downtown centers strive to become "hip" again.

In a manner nearly nonexistent since the 80's, the east coast is witnessing the reshaping of major cities and urban centers. The increasing development is beautifying the economic and social geography of everyday lives where people live and work. The critical impact cities require does not lie singularly with new development, but the redevelopment of existing buildings into structures that imply a bold statement of modern times while preserving the beautiful architecture. In addition, the pressing need for rental housing is one piece of the puzzle in shifting the population downtown.

A fitting example of creating value to Connecticut's capital city begins with the Governor's "Six Pillars of Progress" for the revitalization of downtown Hartford. The Capital City Economic Development Authority pledged millions in funding to rebuild Hartford as its "Rising Star." This strategy is already taking enormous effect as private development is occurring all over downtown. In addition to Adriaen's Landing, David Nyberg recently finished renovating the former SNET building into 55 on the Park, an apartment building. Trumbull on the Park is advancing in

construction and the conversion of the Sage Allen building is advancing in the approval process. Furthermore, the Coltsville project gained an anchor tenant, Insurity Inc., bringing 300 professionals downtown. Also, recent news is that The Procaccianti Group purchased the Hilton Hotel and plans on giving the outdated hotel a \$15 million facelift, inside and out.

One particular development of the Six Pillars that has gained attention and passion is the redevelopment of Town Square, or as most people are familiar, The Hartford Civic Center.

In 1998, Northland Investment Corporation conceived the vision for Town Square to fill the pressing need for upscale rental housing in downtown Hartford, and to create a new center of activity that will reinvigorate the city's urban life.

Town Square contemplates the elimination of the bunker-like Civic Center Mall and "the creation of a cluster of integrated structures that join to form a 24-hour neighborhood of housing, shops, restaurants and public spaces. The mixed-use development will foster a living environment that appeals to new and existing urban dwellers and draws constant activity to the city center day and night," according to Northland.

Town Square will include approximately 262 residential units in a signature high-rise tower. The development will form new street-scapes with "a variety of externally oriented retail shops and restau-

[Continued on Page 7](#)



Creating Value to Our Cities

Continued

A Word From Our Sponsors

In appreciation of our sponsors, The Real Estate Exchange makes this column available to sponsor organizations that wish to submit real estate related articles and information.

To submit an article, contact

**Lisa Sadinsky, Chair
Public Relations
860-808-3000**

For information on becoming a sponsor, contact

**Rachel Gioia, Chair
Sponsorship
860-657-3822**

rants, a state of the art sports club, office space, structured parking, and a grand atrium connecting to Veterans Memorial Coliseum.”

Thus, the Town Square project regards two traits of a successful downtown center by applying the supply vs. demand statistics to its economical strategy and supplying efficient amenities. One of Hartford’s many goals is to attract young professionals downtown, and with the economic rally, previous projects targeting professionals have been a success. Town Square will provide attractive living for the increase of educated employees moving downtown. The project will also provide amenities including a refurbished mall with retail, restaurants, a fitness center, and a lobby. These amenities will attract those living in Town Square as well as outsiders, increasing pedestrian traffic on the streets of Hartford.

The residence at Town Square targets professionals, dual income couples working in downtown Hartford, and culturally active empty nesters noting the convenience of urban community living.

The shops at Town Square will transform the Civic Center block into a main street retail environment that will draw urban and suburban shoppers alike to a “downtown experience”. The mix of retailers and restaurants along the 56,000 square feet of space along Trumbull and Asylum Street will form the creation of energetic use, with prospective tenants including bookstores, specialty grocers, cafes and bakeries, restaurants, pharmacies, and clothing and jewelry boutiques.

The use of street retail shops and restaurants are priority for most urban areas. This characteristic creates a 24/7 environment instead of a 9-5 one where downtown is only active during average working hours. Town Square will take full use of the streets in hopes of creating this all-day-and-all-night atmosphere.

The Offices at Town Square will include 93,000 square feet of office space for commercial tenants. A strategy in achieving high occupancy rates is build mixed-use structures. These buildings tend to have higher occupancy rates because those working in the office space can rent an apartment in the same building, creating a convenient commute of taking the elevator to the office.

Town Square parking will provide two facilities totaling over 800 parking spaces to help satisfy the critical need for parking space downtown. The residence of Town Square will enjoy an exclusive garage of over 400 spaces. The existing garage will remain to serve the public, for shopping, events, and transient parking.

It seems that Northland’s vision in 1998 has come to life and will present success to Connecticut’s capital city. Town Square works to create a true urban experience with the use of amenities and street life. This project will also aid downtown in its revitalization process, attracting an educated work force and suburbanites to its retail and restaurants. With the other publicly and privately developing projects in Hartford, it can soon expand its unique culture beyond downtown and build up a positive reputation.



**2003-2004
Friends of
The Real Estate Exchange**

**PENTHOUSE
CIGNA**

Northland Investment Corporation

EXECUTIVE

CB Richard Ellis
CERC Site Finder™
Citizens Bank of Connecticut
Kostin Ruffkess & Company, LLC
LandAmerica National
Commercial Services/
Lawyers Title Insurance Corporation
Pepe & Hazard, LLP

BOARDROOM

Aetna, Inc.
The CASLE Corporation
Colliers Dow & Condon, Inc.
Cushman & Wakefield of Connecticut, Inc.
EnviroScience Consultants, Inc.
Fidelity National Title Insurance Company
First American Title Insurance Company
FleetBoston Financial—Real Estate Finance Group
Fuss & O'Neill Incorporated
Griffin Land
Hart Advisers, Inc.
Jeter Cook & Jepson Architects, Inc.
Konover Investments Corporation
Levy & Droney, P.C.
People's Bank
Q Real Estate
Real-Logic.Net
Robinson & Cole, LLP
Sentry Commercial Real Estate Services, Inc.
Shipman & Goodwin LLP
The S/L/A/M Collaborative
The Stop & Shop Supermarket Company
Updike, Kelly & Spellacy, P.C.
Wakim, Merlin & Randich, LLP

Common Ground on Balanced Growth: Can Everyone Be Satisfied?

Continued

Suburb bashing has been around since the 1950s. It lost momentum for a while, but it's now back in full strength in anti-sprawl campaigns. No growth masquerading as "Smart Growth" presents our industry with a highly problematic issue. This issue effects us all, it effects our communities and it effects our industries. Communities need an expanding commercial tax base in order to pay their bills.



Tim Phelan, Pamela Torsiello, and Donald Poland network after the program.

When we drastically limit the ability to expand our local communities, we are basically signing on a policy which will ultimately choke off the economic growth that our communities need to prosper. Mr. Goman believes we as citizens as well as real estate professionals need to be focused on this reality. "We cannot flat line revenue growth and expect that we are going somehow to avoid reaching a crisis at some point. Costs go up, revenue has too also. At one time growth in our community was a vote of confidence in the community. The Connecticut Partnership for Balanced Growth is working to promote a simple message: **growth and development are essential to economic prosperity.**"

Donald J. Poland has almost ten years of experience in land use planning, economic development and public

policy. He has worked in both the public and private sectors as a municipal land use officer, planning director, and development consultant, primarily with the Town of Windsor.

Mr. Poland approaches this debate with more of a regulatory perspective and feels that more can be accomplished from that perspective. He also understands that our current land use system is just not working. He sees it as an adversarial process that produces far more building permit denials than should be occurring. The problem with "Smart Growth" is that each organization has created a definition to meet their own agenda.

A big problem we are facing, especially at the local levels, is fiscal zoning. Municipalities are making land use decisions based on the economics and grand list of a community and not based on the community itself. The interest of the community has to be balanced with growth, so that growth and the community itself is not stifled.



R. Michael Goman and CBIA's Peter Gioia have time to discuss the issues.

Timothy G. Phelan is President of the Connecticut Retail Merchants Associates, which represents the Connecticut retail community at the State Capital and in the marketplace.

Continued on Page 9



**2003-2004
Friends of
The Real Estate Exchange**

**PENTHOUSE
CIGNA**
Northland Investment Corporation

EXECUTIVE
CB Richard Ellis
CERC Site Finder™
Citizens Bank of Connecticut
Kostin Ruffkess & Company, LLC
LandAmerica National
Commercial Services/
Lawyers Title Insurance Corporation
Pepe & Hazard, LLP

BOARDROOM
Aetna, Inc.
The CASLE Corporation
Colliers Dow & Condon, Inc.
Cushman & Wakefield of Connecticut, Inc.
EnviroScience Consultants, Inc.
Fidelity National Title Insurance Company
First American Title Insurance Company
FleetBoston Financial—Real Estate Finance Group
Fuss & O'Neill Incorporated
Griffin Land
Hart Advisers, Inc.
Jeter Cook & Jepson Architects, Inc.
Konover Investments Corporation
Levy & Droney, P.C.
People's Bank
Q Real Estate
Real-Logic.Net
Robinson & Cole, LLP
Sentry Commercial Real Estate Services, Inc.
Shipman & Goodwin LLP
The S/L/A/M Collaborative
The Stop & Shop Supermarket Company
Updike, Kelly & Spellacy, P.C.
Wakim, Merlin & Randich, LLP

Common Ground on Balanced Growth: Can Everyone Be Satisfied?

Continued

The more Mr. Phelan gets involved with retailers the more he understands their perspective and how critically important this issue is, not only for the industry but the economy as a whole. "If we cannot have an environment, where companies (in particular retail) can expand to meet the market demands then we are all going to suffer. One of the themes the Partnership for Balanced Growth is promoting is the simple phrase "growth is good".

reached such a level of importance as to be debated in the State Legislature. The importance of the ability of Connecticut business to expand, the ability to attract new business development to our State and the gravity of walking that fine line to the preserve the environment impacts us all as we all move toward a critical resolution.



New Members continued

Monica Ficek
Interior Designer
Jeter, Cook & Jepson, Architects, Inc.
450 Church Street
Hartford, CT. 06103
(p) 860-247-9226
(f) 860-524-8067
(em) FICEK@JCJ.COM

Whitney Hicks
Associate
Pepe & Hazard, LLP
225 Asylum Street
Hartford, CT. 06103-4302
(p) 860-241-2645
(f) 860-522-2796
(em) whicks@pepehazard.com

Cynthia Tucker
Vice President
iStar Financial Services
100 Great Meadow Road
Wethersfield, CT. 06109-2374
(p) 860-258-2215
(f) 860-258-2268
(em) ctucker@istarfinancial.com



Exchange members Steven Alexander and Maura Cochran attended the November program.

Under Connecticut's Constitution, the State Legislature is empowered only to deal with fiscal issues. Issues like "Smart Growth" and other land use issues should not fall under its jurisdiction. As an indication of how intertwined these issues truly are, the Planning and Development Committee will have a "Smart Growth" bill presented to them in February 2004. The first step in this discussion will be the definition of what "Smart Growth" is. The Planning and Development Committee will determine how "Smart Growth" is defined, which will have a residual impact on all development going forward.

The issue of "Smart Growth" impacts all aspects of our economic life and quality of life here in Connecticut. The importance of "Smart Growth" has