

Agenda
Farmington Village Center Committee
October 29, 2019
Town Hall Council Chambers
6:00 PM

- A. Call to Order.
 - B. Public Comment.
 - C. Reading of the Minutes.
 - 1) To approve the October 15, 2019 minutes. **(Attachment A)**
 - D. To review and approve the Request for Interest (RFI) for Parsons Property.
 - E. Update on the Parsons Property Acquisition. **(Attachment B)**
 - F. To set the next meeting.
 - G. Public Comment.
 - H. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk

Minutes
Farmington Village Center Committee
October 15, 2019
Town Hall Council Chambers
6:00 PM

Present

Bruce Charette
Portia Corbett
Nancy Nickerson
Betty Coykendall
Liz Sanford
Ruth Grobe
Brian Connolly

Staff

Rose Ponte
Kathy Blonski
Mark DeVoe
Anna Savastano

A. Call to Order.

The Chair called the meeting to order at 6:05pm.

B. Public Comment.

None.

C. Reading of the Minutes.

- 1) To approve the September 12, 2019 minutes.
Upon a motion made and seconded (Nickerson/Grobe) it was unanimously VOTED: to approve the September 12, 2019 minutes.

D. Update on Parsons Property acquisition.

- 1) **Update on the progress of work by Amy Vaillancourt, Licensed Environmental Professional Consultant**
Amy Vaillancourt is waiting to receive CAD drawings from CTDOT. These drawings will allow her to verify the remediation that has been completed by CD Maguire on behalf of CTDOT. When these drawings are received, she will have a better understanding if any outstanding Brownfield conditions exist on the site.
- 2) **Update on the meeting with the Farmington Delegation.**
Kathy Blonski, Rose Ponte, Mark DeVoe, Bruce Charette and Nancy Nickerson met with the Farmington Delegation at the Capitol on September 26, 2019. They discussed the Town's difficulty in obtaining various CAD drawings from the CTDOT environmental consultants. Without these files we are unable to verify the work that has been completed. It was decided that a meeting with DOT and DEEP would be very beneficial so a future meeting between our delegation, DEEP and DOT will be scheduled.
- 3) **Request for Interest (RFI) Process. (Attachment 1)**
Town Planner, Mark DeVoe, gave a brief overview of the process to issue a request for interest for the Parson's site. DEEP, and DECD staff have explained that having a developer ready to go will help us obtain grants as well as allow us to gauge developer interest for the Parson's lot. Mark is working on developing

the RFI and will be reviewing it with the committee at the next committee meeting.

E. **Update on the Walking Tour Sub-Committee.**

Sub-Committee members continue to work on the details to be added to the brochure. Specifically, they are pairing down the information so that it fits on the map. The Town has hired consultant Evan Dobos, Civic Lift, to work on the design for the hard-copy map as well as designing an online version. The Committee discussed the possibility of adding more details on the online version and allowing the hardcopy pamphlet to include highlights. The hardcopy version of the walking tour will include information that will allow easy access to the online version.

F. **Update on the status of the engineering design and survey of the Sidewalk Plan from the Streetscape Master Plan.**

Russ Arnold and his staff have completed the first draft and it will be reviewed.

G. **To set the next meeting.**

The next meeting is scheduled for October 29, 2019 at 6:00 PM

H. **Public Comment.**

Jay Tulin, 39 Timberline Drive

Mr. Tulin asked a clarifying question regarding the RFI timeline.

I. **Adjournment.**

The meeting was adjourned at 7:00 p.m. (Nickerson/Connolly)

cc: Committee Members

Paula Ray, Town Clerk

Respectfully Submitted,



Anna Savastano

Farmington Village Center Committee - Talking Points for RFI

- The purpose of this discussion is to permit staff to author an RFI document that truly reflects the consensus of the Town.
- We are currently in the process of preparing a Request for Interest in order to solicit proposals from developers interested in partnering with the Town to develop the Parsons property in a manner that suits our preferences.
- We need to make sure that staff and the FVCC are on the same page when it comes to what an RFI should look like.
- Based upon the acceptance of the various studies (Dodson and Flinker, Inc., BL Companies, and the BSC Group), it appears that a low to moderate density mixed use development is preferred. This model may require the Town of Farmington to participate in the project costs, most likely through some relief in the area of property costs.
- The potential for Town participation may also vary because of the unknown factors affecting environmental conditions.
- The charge of the FVCC follows. Based upon a basic interpretation, it seems we are at step two and approaching steps 3 and 4 simultaneously. The omnipresent hold-up is the State's unwillingness to release environmental reports that will facilitate a better understating of the Town's liabilities and obligations, as well as permitting a clearer path to partnering with a preferred developer.
 1. The Committee will develop recommendations to the Town Council regarding the future use of the Parson's property including ownership, control and use.
 2. If Town Council determines ownership is in the best interest of the Town of Farmington, the Committee will identify the steps necessary to transfer the property from the State of CT to the Town of Farmington in the most expeditious and cost-effective manner and report back to the Town Council on their recommendations.
 3. If the property is transferred to the Town of Farmington, the Committee will follow up on the successful planning workshops conducted in 2015, review the findings and listen to the community to understand the types of uses for the Parsons property which would enhance the Village and report back to the Town Council on its findings.
 4. Based on those findings and direction from the Town Council, the Committee will conduct a process to identify a preferred developer to partner with the Town to secure and develop the Parsons property in a manner which complements the historic buildings and the historic district and defines the most prominent entry into Farmington as a place of high quality, beauty, and character.
 5. The Committee will recommend the preferred Developer to the Town Council for approval. Based on that approval the preferred Developer will work with the Committee on the Proposal which would then proceed through the Town Plan and Zoning process and subsequently be approved by the Town Plan and Zoning Commission.

THE TOWN OF FARMINGTON

INCORPORATED 1645

TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053INFORMATION ((860) 675-2300
FAX (860) 675-7140

October 22, 2019

Pamela P. Sucato
Legislative Director
Department of Transportation
2800 Berlin Turnpike
Newington, CT 06111

Dear Mrs. ~~Sucato~~, Pam,

This letter is in response to your emails on October 17, 2019 and October 19, 2019 regarding the Town of Farmington's request for the CAD drawings of the remediation conducted on the Parson's parcel.

Based on both of your emails, I believe the Town understands the Department of Transportation's position. That said, I would like to summarize the Town understanding of the issue(s) to ensure that we are correct.

The Department of Transportation (DOT) has stated that extensive remediation has been completed on the Parson's site by DOT, but that it is DOT policy not to provide a reliance letter or an LEP opinion letter verifying that remediation has been completed according to the Remediation Standard Regulations (RSRs).

The Town cannot purchase the property without assessing the Brownfield conditions on this property. In order to complete our due diligence, we have hired our own Licensed Environmental Professional (LEP) to verify the State's information.

On August 8, 2019, Town of Farmington staff, our LEP consultant and various DOT personnel met on site. During that meeting, we discussed that our consultant has been unable to verify the remediation that has been completed because the remediation activities were conducted by different consultants and the reports do not align with one another. At the conclusion of that meeting it was agreed that DOT would supply our consultant with CAD drawings from the various remediation reports so they could determine and verify that all areas of concern were remediated according to the Remediation Standard Regulations.

To date, the DOT has only been able to provide the Town of Farmington environmental reports on the Parson's parcel from only one of their two contractors, therefore, our consultant is unable to verify the remediation that has been conducted. DOT's Environmental Compliance office has forwarded the contact

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information of the DOT's consultant and has suggested that the Town directly contact their former Consultant. The Town has reached out and is trying to obtain the CAD files but as of today, we have not been able to obtain them.

Our consultant has informed us that without the additional CAD files they will not be able to determine the extent of the remediation without going on the property and duplicating work that the DOT has already completed. The Town understands that, irrespective of not receiving the drawing from the DOT, the Town may still have to verify the Departments conclusions but believe our verification and testing on the property will be more extensive and costly without those drawings.

While we understand the DOT has supplied all the information that it has available, it would be extremely beneficial for our consultant to receive the second set of CAD drawings. This would facilitate the sale of this property and limit the duplication of work that the DOT has already completed. Any pressure that the DOT can put on their former Consultant would be greatly appreciated. For your convenience, I have attached the list of the CAD drawings our consultant has requested.

As you know, this piece of property is a key gateway into our Town, and Farmington residents are eager to move this project forward. For that reason, I have been asked, and have provided the attached timeline to both Town Council members and the Farmington Village Center Committee.

Based on your email, we understand that the Town may need a License Agreement in order to access the site and perform confirmatory testing. The Town would like to meet to discuss the process and timeline of obtaining a License Agreement.

I appreciate your prompt response to our letter of October 15, 2019 and clarification of the DOT's position. Any assistance you can offer to help facilitate this process would be very helpful. Anna Savastano from my office will contact you in the near future to help coordinate meeting dates.

Sincerely,

Kathleen A. Blonski

Town Manager, Town of Farmington

KAB



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THE TOWN OF FARMINGTON



TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053

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/Attachment(s)

Cc: Mrs. Nancy Nickerson, Farmington Town Council, Chair
Mr. Bruce Charette, Farmington Town Council, Vice-Chair
Jonathan Harris, Senior Advisor to Governor Lamont
Adam Fox, DOT, Transportation Principal Engineer
Rose Ponte, Farmington Economic Development Director
Mark DeVoe, Farmington Town Planner

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Timeline of State Correspondence
Regarding Parsons Property
October 22, 2019

Summary:

In February 2019, the DOT appraised Parsons Property as \$2,010,000. Since then, the Town has been working with the State to determine the brownfields liability on the site. Farmington residents have made it very clear that the acquisition of the property is of high importance. However, residents want to ensure that the Town has completed its due diligence in regards to the environmental liabilities associated with the property. Town staff and representatives have been working diligently on facilitating this process. Below is a timeline of progress to date.

Timeline:

- August 31, 2018 Town hired Amy Vaillancourt (LEP) to review CTDEEP PTP filings, review any brownfield reports related to Parson's property and develop a conceptual site model table identifying areas of concern (AOC)

- April 3, 2019 Town Staff met with Amy Martinez, Transportation Principal Property Agent, Divisions of Rights of Way

- April 18, 2019 Town Staff met with Mark Lewis and Kevin Neary, from DEEP.

- May 8, 2019 Town Staff received an email from Amy Martinez stating that DOT has additional remediation files. She requested that our Licensed Environmental Professional (LEP) and Adam Fox, DOT Environmental division, communicate directly.

- May 9, 2019 Town Staff sent Amy Vaillancourt's (LEP of Tighe & Bond) contact information to Amy Martinez.

- June 5, 2019 Amy Vaillancourt received CDR Maguire remediation reports from DOT's environmental division.

- June 5-July 26 Amy Vaillancourt analyzed additional DOT reports received on June 5th

- July 26, 2019 Town LEP spoke with Adam Fox to get clarification on various reports. Investigation Reports completed by CTDOT's consultant DTC's mapping did not align with CDR Maguire's remediation report mapping. Adam Fox offered to coordinate a meeting on site with consultants.

- August 8, 2019 Town Staff, Farmington's LEP, CTDOT's staff and the CDR Maguire consultant met on site. During the meeting, CTDOT stated that the site has been cleaned, but they will not provide a verification letter or an LEP opinion letter. In order for Farmington's LEP to confirm remediation, it was decided that CTDOT would send Farmington's LEP CAD drawings from DTC and CDP Maguire so that she could confirm the AOCs that have been remediated.

- August 12, 2019 Amy Vaillancourt sent Adam Fox a following up email requesting the CAD drawings and files.

Timeline of State Correspondence

Regarding Parsons Property

October 22, 2019

- August 26, 2019 Amy Vaillancourt emailed Adam Fox (DOT) requesting the CAD files again.
- September 24, 2019 Amy Vaillancourt received an email from Michael Bedson, DOT, requesting a signed digital file agreement form to be completed prior to the release of the DTC requested CAD files.
- September 24, 2019 Amy Vaillancourt completed the signed release and emailed it to DOT.
- September 26, 2019 Town sent letter to Adam Fox to request the release of all CAD Drawings.
- September 27, 2019 Town's LEP received CAD drawings from DTC.
- October 15, 2019' Town sent follow-Up Letter to Adam Fox to request the CDR Maguire CAD drawings.
- October 17, 2019 Pam Sucato emailed Jonathan Harris, Senior Advisor to the Governor, and Nancy Nickerson stating that CTDOT has supplied all available information
- October 22, 2019 Town sent letter to Pam Sucato codifying the State's position and asking to arrange a meeting to discuss the process to obtain the license agreement.

Town of Farmington
CAD Drawing Requests for Parson's Parcel

DTC Drawings

Received	<p>May 2008 Task 120 Former Parsons Chevorlet (DTC Project Number 03-273-03B)</p> <ul style="list-style-type: none"> • Figure 2 Preliminary Site Evaluation
Received	<p>June 2008 Task 210 Former Parsons Chevorlet (DTC Project number 03-273-03E)</p> <ul style="list-style-type: none"> • Figure 2 Soil Boring and Monitoring Well Locations • Figure 3 Approximate Extent of Contaminated Soil
Received	<p>October 2008 Task 210 Former Parsons Chevorlet</p> <ul style="list-style-type: none"> • Figure 2 Soil Boring and Monitoring Well Locations • Figure 4 Groundwater Flow Direction • Figure 5 Extent of Soil Containing ETPH and PAHs Greater than RSRs • Figure 6 Extent of Soil Containing Lead Greater than RSRs
Received	<p>August 2009 Task 210 Route 4 Improvements from Garden Street to Mountain Spring Road (DTC Project No 03-273-03E)</p> <ul style="list-style-type: none"> • Figures 2 through Figure 5 – Soil Boring and Groundwater Grab Sample Locations
Received	<p>September 2011 Underground Storage Tank Closure Report (DTC project No. 09-188-56T/V)</p> <ul style="list-style-type: none"> • Figure 2 Site Plan Depicting Former USTs and Confirmatory Soil Sample Locations

CDR Maguire Drawings (ConnDOT Assignment No. 214-5016)

Not Received	<p>February 2015 Task 210 Safety & Traffic Operational Improvements</p> <ul style="list-style-type: none"> • Figure 2 through 5 Boring Location Plan
Not Received	<p>March 2015 Environmental Compliance Plan</p> <ul style="list-style-type: none"> • Environmental Drawings ENV-02 to ENV-07
Not Received	<p>April 2016 In-Situ Waste Characterization Summary Report</p> <ul style="list-style-type: none"> • Figure 1 Site Location Plan

Town of Farmington
CAD Drawing Requests for Parson's Parcel

	<ul style="list-style-type: none">• Figure 2 In-Situ Waste Characterization Sample Location and Results Plan• Figure 3 Fill Material Waste Characterization Sample Location and Results Plan
Not Received	March 2018 Task 610/620 Construction Compliance Surveillance Report <ul style="list-style-type: none">• Environmental Contract Plans (referenced under figures)
Not Received	June 2018 Remediation Summary Report <ul style="list-style-type: none">• Figure 2 Release Area Site Plan