

**TOWN OF FARMINGTON, CT**  
**Gateways Committee Meeting**  
**May 19, 2016**

**Present**

Peter Mastrobattista  
Amy Suffredini  
Hilary Donald  
Augusto Russell

**Staff:**

William Warner  
Rose Ponte  
Kathy Eagen

**A. Call to Order.**

The Meeting was called to order at 5:00 PM

**B. Public Comment:**

Betty Coyendall referred to the letter she sent to all committee members on April 25, 2016. She expressed that the purpose of this committee was to include residents so they would have a say as to the future of future development in Farmington. Developers should respond to residents, rather than residents respond to developers. The RFP did not include public input; the developer in his presentation did not include public participation. Betty was also disappointed that residents were not given an opportunity to comment on the Farmington Center report. She would like the process to include the public early; in order to avoid public conflict and keep the community in control.

Town Councilwomen Suffredini commented that the process has included residents and that a meeting was held on September 17, 2016 and over 130 people attended and gave their input concerning the Farmington Center Report. Councilwomen Suffredini would like us to move forward and continue the next phase of the project, which includes gathering information that will be needed for the Council to make decisions concerning the future of the Parson's land.

Town Manager Eagen gave an overview of the process to date. She explained that public participation thus far as been fantastic so much so that the Town has won an Award from the CT Main Street Center for the Farmington Center Project and the public participation. While public participation will be welcomed every step of the way, the next phase of this project entails gathering the necessary information to make decisions concerning the purchase of the Parson's property and an analysis of the market, traffic and parking required in this area.

Dr. Maresh referred to the comments submitted to the committee via email on April 20, his concerned that BL Companies large scale development concept will bias the results of the various studies. He asked if the process of gathering this market data is influenced by the scale of the project.

**C. Communications-**

Communications were received from Henry Maresh on April 20, 2016.  
( attachment 1)

Communications were received from Betty Coykendall on April 25, 2016.  
(Attachment 2)

**D. Approve the minutes from March 17, 2016, and April 7, 2016  
A motion was made and seconded. ( Russell/Suffredini)**

**i. Motion was approved unanimously**

**E. BL Companies- Second Interview**

Chairman Mastrobattista explained that the consultants met with staff following last month's presentation. Staff reiterated to BL Companies that during that the first phase of the Farmington Center project included a very large and important public participation component. The public shared many commonalities and they care deeply about their community.

Chairman Mastrobattista invited BL Companies to return to the committee's May meeting to address concerns expressed by the community related to their April presentation and specifically the scale of project that BL Companies included in their presentation.

Geoff Fitzgerald, PE addressed BL companies' April presentation. Mr. Fitzgerald stressed that after obtaining various data as required by the RFP, BL will gather community input and build consensus to decide what can be built and what the community wants to be built in Farmington Center. He assured the committee and BL Companies has experienced working with projects of varying densities and reiterated that work for the town and will very much focus on the resident's input.

Val Ferro, from Good Earth Advisors discussed how the public involvement and outreach will take place.

After the presentation, Mr. Fitzgerald, and Ms. Ferro answered questions from the committee members and the public.

**F. Select Consultants for the Phase 2 of the Farmington Center Project**

A motion made and seconded by ( Donald/Suffredini) to select BL Companies and to have the Town Manager negotiate a contract with BL Companies as set forth by the RFP.

**G. Review Next Steps for Farmington Center**

Once BL Companies have been hired, they will begin their work, progress will be communicated at every phase of the project. BL Companies will take 6 months to gather information, and communicate their findings.

**H. Review Next Steps for Five Corners**

Bill Warner reported there was nothing new at this time.

**I. Other Business**

Town Manager Eagen announced that Bill Warner with assistance from Rose Ponte submitted the Farmington Center Workshops and Farmington Center Final Report to CT Main Street Center. The project received a merit award for Planning and Public engagement. The town will be presented the award at CT Main Street's Awards Gala on June 6. The Gala is free but registration is required.

Respectfully submitted by:  
Rose Ponte  
Economic Development Director.

cc: Sub-Committee Members  
Bill Warner, Town Planner  
Kathleen A. Eagen, Town Manager  
Paula Ray, Town Clerk  
Deb Bull, Administrative Assistant