

Minutes are considered "Draft" until approved at the next meeting. Please contact the Economic Development Office for a copy of final minutes.

TOWN OF FARMINGTON, CT
Gateways Committee Special Meeting
October 20, 2016

Present

Peter Mastrobattista
Amy Suffredini
Hilary Donald
Augusto Russell

Staff:

Rose Ponte
Kathy Eagen

A. Call to Order.

The Meeting was called to order at 5:00 PM

B. Public Comment: N/A

C. Communications : N/A

D. Approve the Minutes from September 15 and September 28, 2016

A motion was made and seconded by (Suffredini/Donald) to approve the minutes.

a. Approved unanimously

E. BI Company- Review of the Visual Preference Survey

Geoff Fitzgerald (BL Companies) reviewed the survey taken by more than 68 respondents. Towns that received the most positive responses included: Chester, Newburyport, Litchfield, Avon, Farmington, and Old Stockbridge. From the results of that data, it seemed that people cared more about place making than the actual architectural elements of the buildings.

Mr. Fitzgerald understands that this project is not about maximizing a developer's return on investment but rather about this community's vision for the future development of the Farmington Center study area.

Val Ferreo (Good Earth Consulting) explained that the consultant's scope of work is to assist the town in determining what the community wants, not to develop the former Parson's lot.

Mr. Fitzgerald reviewed the environmental phase 1 and the DOT remediation plan for the Parson's property. DOT states they plan to clean up the entire property, the town will need confirmation of the remediation and to file the necessary paperwork to assure the remediation is verified, this will cost approximately \$50,000.

BL Companies will also conduct traffic assessment work related to the study area. Once the development plan is decided, they will use worst case scenario to determine the traffic impact. BL will not be studying how to alleviate traffic in this area rather that will have recommendations to avoid any increase in traffic in the area due to future development.

Minutes are considered "Draft" until approved at the next meeting. Please contact the Economic Development Office for a copy of final minutes.

Dr. Henry Maresh, (Farmington Resident) asked how BL will determine an accurate traffic count while the Route 4 DOT roadway construction is underway. Mr. Fitzgerald said they would be using historical data. This data has been proven to be very accurate for this type of analysis.

The next step will be to develop conceptual plans for the area. In developing these concepts they must focus on site considerations such as:

- Location
- Amount of needed parking
- Access to parking decks
- Building layouts
- On-street parking
- Pedestrian experience
- Bus and handicap drop off
- Possible on street parking on the backage road
- DOT is no longer planning on building the loop road on Parson's

Several members from the audience had comments.

Mr. Sheldon Crosby (Farmington Resident) feels that on street parking should be a given.

Mrs. Ruth Groebe (Farmington Resident) asked how wide the sidewalks will be if on street parking is allowed on the backage road.

Mrs. Portia Corbett (Farmington Resident) commented that there is a potential Farmington Historical Society project on Mountain Spring Road that would require public parking and access to Mountain Spring Road from the Parson lot.

BI Companies showed draft conceptual designs for the area; everyone had the opportunity to see the drafts and comment. BL will take all comments into consideration and bring conceptual drawings to the November 17, 2016 regular meeting.

A motion was made and seconded (Suffredini/Donald) to adjourn the meeting at 7:00 PM.

a. **Motion approved.**

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