

TOWN OF FARMINGTON
LAND ACQUISITION COMMITTEE
April 12, 2018

The meeting of the Farmington Land Acquisition Committee was held on April 12, 2018 at the Farmington Town Hall. Present were Committee Members Boye-Williams, Cianci, Cowles, Hinze, Wadsworth, and Wolf and Land Acquisition Consultant Dolphin.

Call Meeting To Order:

Committee Chair Boye-Williams called the meeting to order at 5:00 p.m.

Public Comment:

Town residents Betty DaCruz, Rob Huelin and Annette Murphy, all residents of Serra Drive, presented a request to the Committee to consider listing 15 Walnut St. on the Town's Land Acquisition List. Ms. Dolphin handed out maps of the area. The residents explained that the property has been vacant for several years and that it is on the Town's Blighted Building List. A developer had proposed two 2-family homes on the property at a December 2017 meeting, but it was denied by the Town Plan & Zoning Commission (TPZ). Ms. Dolphin indicated that she had spoken with Town Planner Bill Warner, and he felt the most likely revised plan would be two single family homes on each of the lots that had been created by a free-cut. She added that due to zoning regulations restricting reconstruction size within existing neighborhoods, these homes would be limited to 1600 square feet each. Such a proposal would not require TPZ approval. The residents went on to cite the benefits the property would provide as open space such as improved access to an extensive area of open space to the north. Ms. DaCruz noted that there have been several price drops, with the most recent being to approximately \$120,000. She further added that it is possible that the property had already been sold to the developer. Ms. Dolphin added that an online land records search did not reveal a recent transfer.

Approval of Minutes:

Upon MOTION made and seconded (Wadsworth/Hinze) it was VOTED unanimously to approve the minutes of the March 8, 2018 meeting as written.

Correspondence: None

New Business:

Land Acquisition List Review

As requested from the last meeting, Ms. Dolphin handed out a revised acquisition list dated April 11, 2017 that included all previously suspended properties that had not been developed or already purchased as open space. Ms. Dolphin presented each property with a brief explanation of the reason it had been listed and, if applicable, why it was suspended. Following review of each property, Committee Members agreed that all the properties should remain on the list except for:

- LAC #22 – Lot 3B Bridgewater Rd – Due to pending development
- LAC #81 – 150 New Britain Ave. – Property developed and no longer meets Town's interests

Committee Members agreed that properties would no longer be suspended from the list. They would remain on the list until formally removed, developed or purchased as open space by the Town or the Land Trust. Committee Members further agreed that Ms. Dolphin should renumber the properties on the Land Acquisition List in a geographical order, rather than the order in which they were added to the List, and revise the Land Acquisition Planning Map accordingly.

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New Business (Cont.):

15 Walnut St.

Committee members continued discussion of 15 Walnut St. Members decided to table any vote regarding listing the property on the Land Acquisition List. Members wanted to review the information provided and asked Ms. Dolphin to confirm whether or not the property had been sold.

Old Business:

Ms. Dolphin reported that 440 and 8658 Plainville Avenue were finally on track for the Town to move forward toward a closing. She hoped to have positive news to report at the next meeting.

Committee Member Hinze reported that the Conservation Commission had approved the listing of 8523 and 8526 Mountain Road with the condition that the properties only be acquired with 8128 Colt Hwy., which is already on the Land Acquisition List.

Executive Session to discuss selection of site or purchase of real estate

Committee Members agreed that no Executive Session was needed.

A MOTION (Cowles/Hinze) to adjourn was adopted at 6:34 p.m.

ESD