

Minutes of the Town of Farmington  
Regular Town Council Meeting  
February 10, 2015

Present:

Nancy W. Nickerson, Chair

Jeffery P. Apuzzo

Jon Landry

Peter M. Mastrobattista

Amy Suffredini

Meredith A. Trimble

Jon Vibert

Kathleen Eagen, Town Manager

Paula B. Ray, Clerk

**A. Call to Order**

**B. Pledge of Allegiance**

**C. Presentations and Recognitions**

1. Presentation: Town of Farmington Audit FY Ending June 30, 2014 Blum Shapiro & Company, P.C.

2.

Leslie Zoll and Vanessa Rossitto from Blum, Shapiro & Company, P.C. reviewed their findings in the Town Comprehensive Annual Financial the State Single Audit, the Federal Single Audit, the Management Letter and answered Council questions. The Town received a clean audit opinion.

**D. Public Hearing**

1. A public hearing to amend Farmington Town Code Chapter 111 "Historic Areas."

The Chair called the public hearing to order at 7:30 p.m. and the Clerk read the legal notice recorded with these minutes as Agenda Item D-1. The Town Manager reviewed the map showing the additions to the Unionville Historic District and Properties Commission. The Chair opened the public hearing for public comment and hearing none closed the hearing at 7:32 p.m.

2. A public hearing to consider the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan of approximately 3.57 acres for a purchase price of \$275,000 and to consider a land swap.

There was no public hearing held. Liz Dolphin, Assistant Planner gave the presentation recorded with these minutes Agenda D-2.

## **E. New Items**

Motion was made and seconded (Apuzzo/Landry) to set a Special Town Council Meeting on February 23, 2015 at 7:00 p.m. in the Town Hall Council Chambers to hold a public hearing to consider the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan of approximately 3.57 acres for a purchase price of \$275,000 and to consider a land swap.

Adopted unanimously.

## **F. Public Comments**

Alex Kniffin of 8 Kent Lane and President of the Walnut Farms Village Association thanked the Council for the opportunity to speak that evening. He felt it was important to maintain the character of the Hanrahan property and hoped the Council would move the proposal forward. He told the public both the Farmington Land Trust and Farmington Historical Society were in favor of the purchase.

## **G. Reading of the Minutes**

### 1. January 13, 2015 Regular Town Council Meeting

Motion was made and seconded (Apuzzo/Landry) to approve the minutes of the Regular Town Council Meeting of January 13, 2015.

Adopted unanimously.

### 2. February 2, 2015 Special Town Council Meeting

Motion was made seconded (Apuzzo/Landry) to approve the minutes of the February 2, 2015 Special Town Council Meeting.

Adopted unanimously.

## **H. Reading of Communications and Written Appeals**

The Manager called the Council's attention to the two communications she had left at their places regarding all-day kindergarten from Christine Motta and Christine Stenzel objecting to all-day kindergarten.

## **I. Report of the Committees**

### 1. UCONN Committee(s)

The Chair reported she had attended a meeting on January 23, 2015, and two high lights of the meeting were that the road improvements in the area had been completed

and were functioning well and that all of the building projects were on schedule for completion. She reported that she had heard complaints about the light spillage in the area and was told that this would end with the construction.

2. Land Acquisition Committee

There was no report for Agenda Item I-2.

3. Green Efforts Committee

Mr. Vibert reported the planning was continuing for Clean Up Day on April 25, 2015.

4. Joint Town of Farmington/City of Hartford Committee

Mr. Mastrobattista reported that the project had been held up due to personnel issues in the City of Hartford that were now gone, and that Rose Ponte, Director of Economic Development and Bill Warner, Town Planner had met with the new personnel and the project was moving againiiiiii

5. Bicycle Advisory Committee

There was no report on Agenda Item I-5.

6. Future Public/Private Land Development Initiatives Committee

Mr. Apuzzo reported the Committee had met yesterday and reviewed submissions to the RFQ for Facilitators and Architects to lead the charettes for public input on the gateway to Farmington project, supply a summary report of charettes and some conceptual drawings of the suggestions. The charettes were scheduled for March 26, 2015 from 7-10 p.m. at Miss Porter's School, March 27, 2015 for a walk through of the area from noon to 2 p.m., and March 28, 2015 from 9 a.m. to noon at Miss Porter's School. He explained that the meetings were not intended to build on one another and that attendance at one was sufficient. He emphasized the more public input the more successful the project would be. The Committee had received 9 proposals from the RFQ and anticipated receiving a \$10,000 grant from the Connecticut Historic District Commission to help pay for the charettes. He thanked Miss Porter's School for hosting the workshops. The next meeting was scheduled for February 25, 2015.

7. Web Page Sub-Committee

Mr. Landry reported the Committee had met to discuss the RFP after reviewing other municipal websites. The Committee was scheduled to meet on February 25, 2015 to finalize the RFP.

**J. Report of the Council Chair and Liaisons**

1. Chair Report

The Chair thanked the Town employees that had served the Town so well during the past snow storms.

2. Board of Education Liaison Report

Mr. Landry reported the Council and Board of Education had met earlier in the evening and had received a comprehensive school feasibility study of the building needs at Farmington High School and the Board of Education was meeting that evening to work on their 2015-2016 Fiscal Year Budget.

3. Unionville Village Improvement Association Liaison Report

There was no report for Agenda Item J-3.

4. Town Plan and Zoning Liaison Report

Mr. Mastrobattista reported at the last meeting Miss Porter's School had been given permission to install turf fields on their Garden Street fields.

5. Water Pollution Control Authority Report

Mrs. Trimble reported the next meeting was the following evening.

6. Economic Development Commission Liaison Report

Mr. Apuzzo reported the next meeting was the following evening.

7. Human Relations Commission Report

Mrs. Suffredini reported the Citizens for Full Access were very grateful for the opportunity they had had to meet with Miss Porter's Staff to determine a location for the Future Land Use charettes that would be ADA compliant

8. Chamber of Commerce Report

Mr. Landry reported the next meeting was the following day, the Business After Hours meeting was the next day at Farmington Dental Care and that they were in the process of planning their local pizza taste contest.

9. Other Liaison Reports

Pension Committee

Mr. Apuzzo reported the Committee had met that day and the Pension Plan was currently funded at 73%, which was an appropriate percentage. The lowering of the expected return rate on investments the previous year was a big step toward appropriate funding. The Committee didn't vote to lower the rate any further for next year.

**K. Report of the Town Manager**

Economic Development Update

The Town Manager reported that the Center for Advanced Reproductive Services had moved their center to 2 Batterson Park Road. They had previously been located at the UCONN Health Center and chose to move and remain in Farmington. They had invested 4.5 million in building renovations and employed 47 fulltime professionals. Ducci Electric planned to move their corporate headquarters to 74 Scott Swamp Road In May of 2015. Ducci employed 40 office professionals and 250 electricians.

#### Town Employee Update

The Manager reported Alex Kaminski, Assistant Superintendent of the Water Pollution Control Facility had recently attained his Class IV Wastewater Treatment Plant Operator's License from the State of Connecticut and congratulated him on his accomplishment.

#### Snow Budget

The Manager reported there were still some funds for overtime in the account, but she expected the funds to be depleted after the two storms forecast for the week. The supply of salt was sufficient for the rest of the winter.

Motion was made and seconded (Apuzzo/Landry) to accept the report of the Town Manager.

Adopted unanimously.

#### **L. Appointments**

1. Plainville Area Cable TV Advisory Council (Erickson) (R)
2. Plainville Area Cable TV Advisory Council (Landry) (R)
3. North Central Regional Mental Health Board, Inc. (Wienke) (R)
4. North Central Regional Mental Health Board, Inc. (Parady)
5. Farmington Valley Health District (Jones) (D)

No action was taken on Agenda Items L-1 through L-5.

6. Green Efforts Committee BOE Rep

Motion was made and seconded (Apuzzo/Landry) that Christopher Fagan be appointed as a BOE Representative to the Joint Green Efforts Committee beginning immediately for an indefinite term.

Adopted unanimously.

7. Housing Authority (Cowdry) (R)
8. Building Code Board of Appeals (Schadler) (R)
9. Water Pollution Control Authority (McGrane) (U)
10. Unionville Historic District and Properties Commission Alternate (Hoffman) (R)

No action was taken on Agenda Items L-7 through L-10.

11. Metropolitan District Commission

Motion was made and seconded (Apuzzo/Landry) that Michael Solomonides be appointed as an ex-officio Commissioner to the Metropolitan District Commission to fill the balance of a six-year term beginning immediately and ending January 1, 2021.

Adopted unanimously.

12. Justice of the Peace (Quigley)
13. Tourism Central Region District (Bremkamp)
14. Green Efforts Committee (Groueten) (R)

No action was taken on Agenda Items L-12 through L-14.

#### **M. Old Business**

1. To consider and take action on the 2015 Blighted Building List.

Motion was made and seconded (Apuzzo/Landry) to consider and take action on the following 2015 Blighted Building List:

23 Lakeview Drive  
63 Main Street (Unionville)  
700/702 New Britain Avenue  
184 Talcott Notch Road  
15 Walnut Street.

Adopted unanimously.

#### **N. New Business**

1. To amend the Farmington Town Code Chapter 111 "Historic Areas."

Motion was made and seconded (Apuzzo/Landry) to approve the motion recorded with these minutes as Agenda Item N-1.

Adopted unanimously.

2. To recommend the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan, and a land swap between the Town of Farmington and the Walnut Farms Village Association to the TPZ for a report under Section 8-24 of the Connecticut state statutes.

Motion was made and seconded (Apuzzo/Landry) to recommend the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan, and a land swap between the Town of Farmington and the Walnut Farms Village Association to the TPZ for a report under Section 8-24 of the Connecticut state statutes.

Adopted unanimously.

3. To approve the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan (approximately 3.57 acres) for a purchase price of \$275,000 subject to the execution of an exchange agreement with the Walnut Farms Village Association.

4. To approve a land swap between the Town of Farmington and the Walnut Farms Village Association subject to acquisition of 8993 (Lot 45B-1) Walnut Farms Drive.

No action was taken on Agenda Items N-3 or Agenda Item N-4.

5. To authorize the Town Manager to execute an Open Space and Watershed Land Acquisition Grant Agreement and a Conservation and Public Recreation Easement and Agreement for a grant in the amount of \$69,875 for the purchase of Lot 8 Collinsville Road.

Motion was made and seconded (Apuzzo/Landry) to authorize the Town Manager, Kathleen A. Eagen, to execute on behalf of the Town of Farmington, a grant agreement and Conservation and Public Recreation Easement and Agreement under the Open Space and Watershed Land Acquisition Program with the State of Connecticut for financial assistance to acquire permanent interest in land known as Lot 8 Collinsville Road, Farmington OSWA 475\*, and to manage said land as open space land pursuant to Section 7-131d of the Connecticut General Statutes.

Adopted unanimously.

6. To authorize the Town Manager to sign in Interlocal Agreement with the Town of Avon for a live fire training facility.

Motion was made and seconded (Apuzzo/Landry) to authorize the Town Manager to sign an Interlocal Agreement with the Town of Avon for the construction, maintenance and operation of a live fire training facility at which firefighters from the Towns of Farmington and Avon may engage in and receive training.

Motion was made and seconded (Apuzzo/Landry) to postpone the motion.

Adopted unanimously.

7. To set a public hearing on March 10, 2015 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager's 2015-2016 Recommended Budget.

Motion was made and seconded (Apuzzo/Landry) to set a public hearing on March 10, 2015 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager's 2015-2016 Recommended Budget.

Adopted unanimously.

8. To approve property tax refunds.

\*Corrected on 11/16/2016 per typo.

Motion was made and seconded (Apuzzo/Landry) to approve the following Property Tax Refunds as listed.

<b>NAME</b>	<b>REASON</b>	<b>AMOUNT</b>
1)Paula Berlandy	Excess payment	\$49.08
2)Daimler Trust	Excess payment	\$691.23
3)J or A Dumais	Excess payment	\$97.98
4)Vanessa Edgar	Excess payment	\$5,015.46
5)B & J Fichman	Excess payment	\$2,002.49
6)R & M Gleason	Excess payment	\$1,994.31
7)R or Y Guo	Excess payment	\$321.04
8)Hyundai Lease Titling Tr	Excess payment	\$232.63
9)JME Graphics Inc	Excess payment	\$93.61
10)Stacey Miranti	Excess payment	\$449.93
11)Motorlease Corp	Excess payment	\$218.68
12)David Olson	Excess payment	\$95.32
13)Philip Prespare	Excess payment	\$391.75
14)Joan Sobuta	Excess payment	\$10.80
15)Justin Teraila	Excess payment	\$50.77
16)USB Leasing	Excess payment	\$278.99
	<b>Total:</b>	<b>\$11,994.07</b>

Adopted unanimously.

**O. Executive Session**

Motion was made and seconded (Apuzzo/Landry) to move to Executive Session for the discussion of the selection of a site or the lease, sale or purchase of real estate at 8:38 p.m. with the Town Council and Town Manager present.

The Council returned to Open Session at 9:15 p.m.

Motion was made and seconded (Apuzzo/Landry) to move to Executive Session for the discussion of strategy and negotiations with respect to pending claims or pending litigation at 9:15 p.m. with the Town Council and Town Manager present.

Adopted unanimously.

The Council returned to Open Session at 9:30 p.m.

**P. Adjournment**

Motion was made and seconded (Apuzzo/Landry) to adjourn the meeting at 9:30 p.m.

Adopted unanimously.

Respectfully submitted,

Paula B. Ray, Clerk

DRAFT

**TOWN OF FARMINGTON  
LEGAL NOTICE  
PUBLIC HEARING**

A public hearing will be held on February 10, 2015 at 7:00 p.m. in the Town Hall Council Chambers to amend Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding a new historic district and two historic properties under the jurisdiction of the Unionville Historic District and Properties Commission. A copy of the proposed ordinance is on file in the Office of the Town Clerk, Town Hall, 1 Monteith Drive, Farmington, CT.

Dated at Farmington, Connecticut this 26th day of January 2015.

Kathleen A. Eagen  
Town Manager

# Lot 45B-1 Walnut Farms Drive

- **Acquisition Type:**  
Open Space/Recreation and Land Swap
- **Property Acquisition and Land Swap:**
  - Town to Acquire 3.57 Acres from John K. Hanrahan Estate
  - Town to Transfer Approximately 8,618 SF to the Walnut Farms Village Assoc. – Existing Encroachment
  - Walnut Farms Village Assoc. to Transfer Approximately 8,516 SF to the Town. – Open Space Linkage
- **Resource Values:**
  - Linkage with Existing Open Space and Trail System
  - Provides Open Space Access from Public Road
  - Open Meadow with Future Recreation Potential

Lot 45B-1 Walnut Farms Dr.  
Location Map

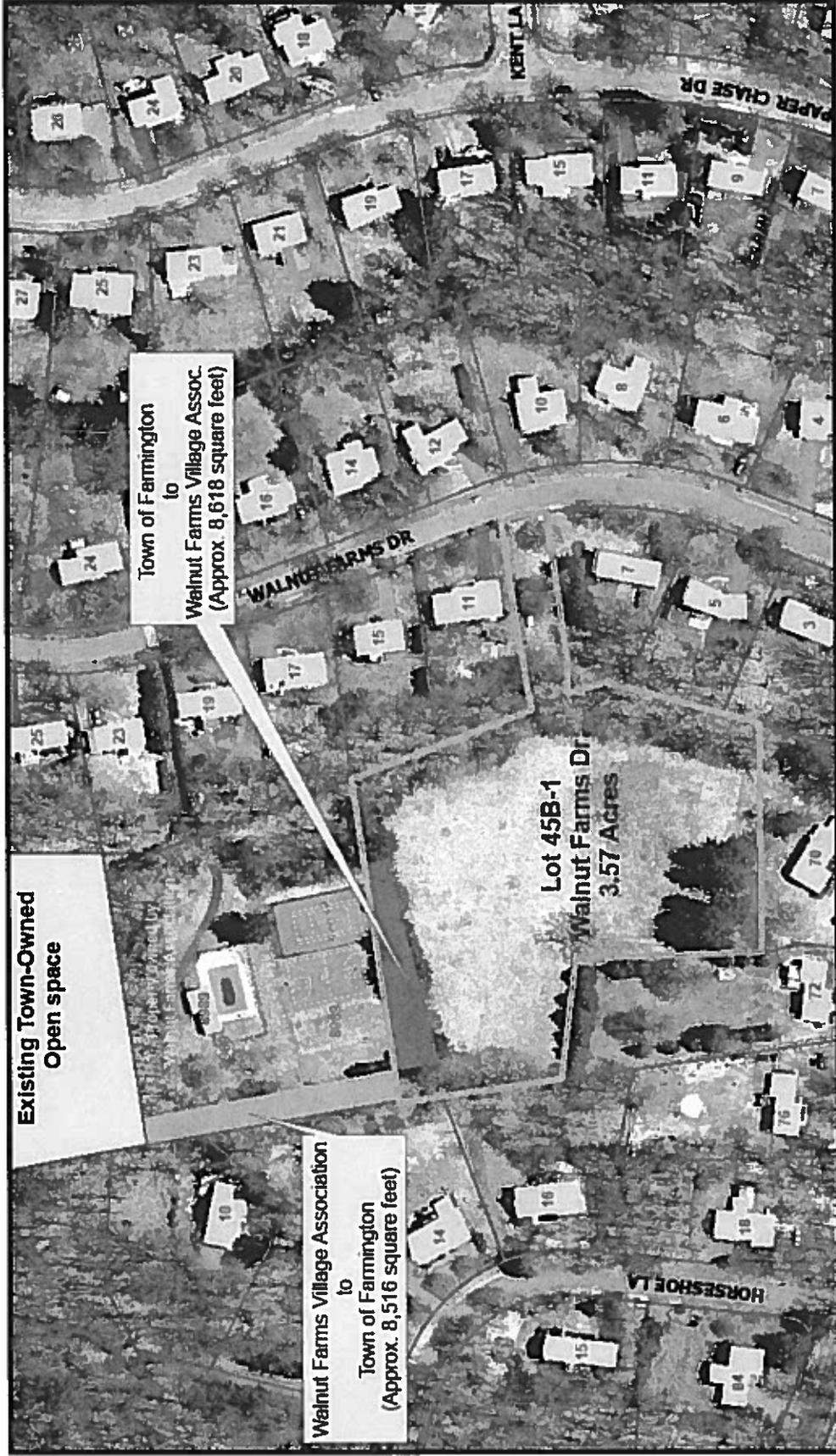


**Legend**

- Lot 45B-1 Walnut Farms
- Multi-Use Trail

Town of Farmington  
Dept of Public Works &  
Community Services  
Planning Division  
(Map prepared by L. Daiglin)  
2-10-2015  
1 inch = 700 feet

# Proposed Acquisition & Land Swap



Map of Land Associated with the Acquisition of Lot 45B-1 Walnut Farms Drive

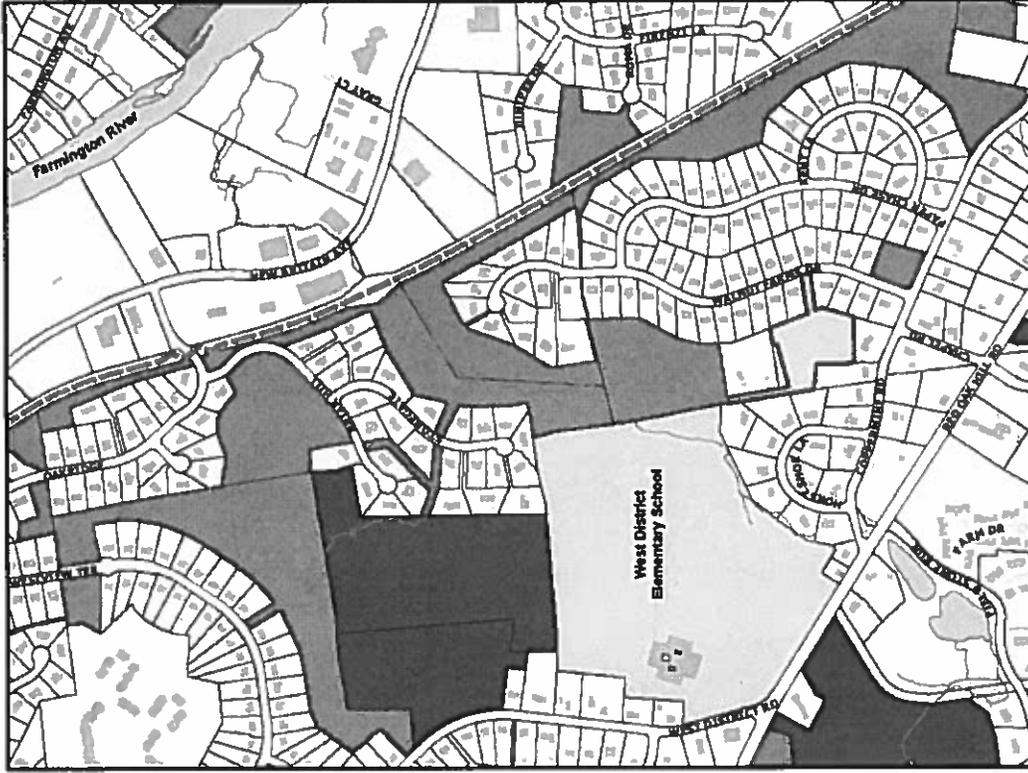
Town of Farmington  
 Dept of Public Works & Comm. Services  
 Planning Division  
 (Map prepared by L. Dolphin)  
 2/10/2015

[Light Gray Box]	Proposed Open Space - Lot 45B-1 Walnut Farms Dr.
[Dark Gray Box]	Proposed Land Transfer to Walnut Farms Village Assoc
[Medium Gray Box]	Proposed Land Transfer to Town of Farmington
[White Box]	Existing Town-Owned Open Space

1 inch = 100 feet

# Lot 45B-1 Walnut Farms Dr. - Open Space Linkage

Map of Lot 45B-1 Walnut Farms Dr.  
And Surrounding Open Space



**Legend**

- Lot 45B-1 Walnut Farms Dr - Post Land Swap
- Town Owned Open Space
- Farmington Land Trust Open Space
- Multi-Use Trail

Town of Farmington  
 Dept of Public Works &  
 Community Services  
 Planning Division  
 (Map prepared by L. Dolphin)  
 2-6-2015  
 1 inch = 400 feet

# **Lot 45B-1 Walnut Farms Dr.**

## **Property Value**

- **Added to Land Acquisition List:**  
6/3/2013
- **Date of Appraisal:** 10/25/2013
- **Appraisal Value:** \$343,160
- **Land Acquisition Price:** \$275,000\*
- **Land Swap:** No Fee

\* The Town will not be applying for an Open Space Grant for this property in order to retain the potential for future active recreation use

MOTION:

Agenda Item N-1

To amend the Farmington Town Code Chapter 111 "Historic Areas" as attached.

NOTE: The Unionville Historic District & Properties Commission has recommended amending Chapter 111 "Historic Areas." Currently the Unionville Historic District includes seven (7) historic districts and six (6) historic properties. The only changes that were made to the Ordinance were approved in the report.

The Commission amended Chapter 111 to include language designating an eighth historic district to be called the Farmington River Historic District. Include 1755 Farmington Avenue and Yodkins-Morin Park.

The Commission also amended Chapter 111 to designate two (2) historic properties: 169 Lovely Street and 10 Walnut Street.

The changes in the ordinance are represented by red text.

Attachment

## Chapter 111

### HISTORIC AREAS

#### Article III

#### Unionville Historic Districts and Historic Properties

##### **111-20. Establishment.**

To promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places associated with the history of or indicative of a period of style of architecture of the Unionville section of the town of Farmington, State of Connecticut and the United States of America and through the development of appropriate settings for such buildings and places, there is hereby established a set of historic districts in Unionville as well as a number of historic properties both of which are more particularly bounded and described as follows:

The Cottage Street Historic District runs along Cottage Street, encompassing contiguous buildings numbered 42, 43, 45, and 48. At the north end of the street, the district encompasses Lion's Park (lot #8A) and north and south of that, Suburban Park (lot#45), the canal bed (lot#62) and Brook's Common (lot #6C). From the western boundaries of Lions Park and Suburban Park, the district runs further west to encompass Hillside Cemetery (lot #99), Tunxis Hose Firehouse (lot #3), and the lot at the corner of Farmington Avenue and Lovely Street (lot #2). The district ends at Route 177 (Lovely Street).

The Avenue Historic District encompasses the northern property line of 1774 Farmington Avenue, the western property lines of 1774 and 1773 Farmington Avenue, along the northern bank of the Farmington River and the eastern property lines of 1773 and 1774 Farmington Avenue.

The Merriman Street Historic District runs along Merriman Street, the eastern property line of 38 Merriman Street, the southern property lines of 38 and 30 Merriman Street and the western property line of 30 Merriman Street.

The Lovely-Main Historic District runs along Lovely Street, the northern property line of 99 Lovely Street, the western property line of 120 Main Street, along Main Street, the eastern property line of 120 Main Street and the southerly property line of 99 Lovely Street.

The Main Street West Historic District runs along Main Street, the western property line of 206 Main Street, the northern property lines of 206 and 198 Main Street and then along Bidwell Square.

The Clover Pinney Park Historic District runs along Elm Street, the northern property line of 20-22 Maple Avenue, the eastern property line of 20-22 Maple Avenue, the eastern and southern property lines of Clover Pinney Park, the southern property line of 28 Elm Street, and the western property line of 28 Elm Street.

The School Street Historic District runs along the eastern, northern and western property lines of 10 School Street, the westerly property line of 23 School Street, the southerly property line of 23, and 15 School Street, and the easterly property line of 15 School Street.

The Farmington River Historic District runs along the northern property line of 1755 Farmington Avenue and Yodkins-Morin Park, the eastern property line of Yodkins-Morin Park, the southern property line of Yodkins-Morin Park and 1755 Farmington Avenue, bordering the Farmington River, and the western property line of 1755 Farmington Avenue.

1685 Farmington Avenue

1781 Farmington Avenue

54-56 Maple Avenue

11 Progress Avenue

71 Lovely Street

60 Main Street

169 Lovely Street

10 Walnut Street

**111-31. Boundaries.** The boundaries of the Unionville Historic Districts and historic properties shall be shown on a map captioned "Proposed Unionville Historic Districts and Historic Properties, Farmington, Connecticut" dated 2-10-15.