

**TOWN OF FARMINGTON, CT**  
Town Council Gateway Sub-Committee Meeting  
Agenda  
February 18, 2016

DATE: February 18, 2016

TIME: 5:00 P.M.

PLACE: **Conference Room A**

**AGENDA**

- A. Call to Order
- B. Public Comments
- C. Communications
- D. Approve minutes from December 15, 2015 ( attachment 1)
- E. Review Gateway Committee Charge and Goals. ( attachment 2)
- F. Refer Farmington Center Plan to TPZ for inclusion in POCD as a special area study
- G. Determine next study area. Presentation- Bill Warner
- H. Discussion regarding renaming the committee
- I. Other Business

cc:

Kathleen A. Eagen, Town Manager  
Paula Ray, Town Clerk  
Deb Bull, Administrative Assistant (by e-mail)  
Lisa Johnson, Preservation Now  
Gateway Committee Members

**TOWN OF FARMINGTON, CT  
Gateway Committee Meeting  
December 15, 2015**

**Present**

Jeff Apuzzo  
Peter Bagdigian  
Augusto Russell

**Staff:**

Bill Warner  
Rose Ponte

**J. Call to Order.**

The Meeting was called to order at 5:00p.m.

**K. Communications**

Jeff Apuzzo received communication from Ruth Grobe, Human Relation's Chair, expressing her appreciation for the committee's work on universal design.

**C. Open Meeting to Public**

Ruth Grobe expressed her thanks to the staff, committee members and especially to Bill Warner for his guidance and assistance in including Universal Design components in all discussions concerning The Farmington Gateway Study Area.

Mr. Paul Kramer thought it was very important to continue to involve the community. And since this project is going to take a long time, he wondered if there was something that could be accomplished in the short term so the public sees something happening other than the inconvenience of the CTDOT project. Committee members discussed a number of options, Bill Warner assured Mr. Kramer that there are private developers that have expressed an interest in various projects, and Mr. Warner feels that redevelopment can happen quickly.

**D. Minutes**

A motion to approve the November 5, 2015 minutes was made and seconded by (Bagdigian/ Russell).

**It was unanimously voted:** To approve the November 5, 2015 minutes.

**E. Review draft RFP**

Bill Warner presented a draft of the RFP to hire a consultant for phase 2. Bill focused the majority of the work to examine the Parson's property. When the CTDOT Route 4 project is finished, the town will be ready to work with developers to continue revitalize the area. The parcel will be developed by the private sector and the RFP will provide the information they need to build on the property. The RFP will be advertised in January and applicants will have 60 days to respond.

Chairman Apuzzo thought the RFP was well written and focused on important tasks that need to be accomplished. He added language that emphasized the public component of the workshops and the importance of the community's input in redeveloping the study area.

Upon a motion made and seconded (Russell /Bagdigian

**It was unanimously voted:** To receive the attached RFP with Chairman Apuzzo's additional comments as discussed during the meeting.

**I. Other Business**

Jeff Apuzzo thanked the committee, the public and staff for engaging in the process and for all their hard work. He expressed how this has been the most rewarding experience of all his tenure in public service.

Augusto Russell thanked Jeff for his leadership and for being the heart and soul of the committee.

**J. Adjournment**

Upon a motion made and seconded ( Bagdigian/Russell )

**It was unanimously voted:** to adjourn the meeting at 5:30 PM.

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

## **FARMINGTON GATEWAY COMMITTEE**

### **CHARGE OF THE COMMITTEE**

That the Town Council Sub-Committee on Future Public/Private Land Development Initiatives in the Town of Farmington be charged with the following:

“The Committee will work with residents, property owners, staff and consultants to develop conceptual plans for the following locations:”

- a.) Farmington Center
- b.) Waterside Ten LLC and Farmington River Development LLC properties  
along RT 4
- c.) Unionville (south area)
- d.) Gateways into Farmington to include:
  - I-84 Exit 39
  - intersection of Fienemann Road & RT 6
  - intersection of RT 177 and RT 6
  - RT 10 at the Plainville line

Such plans shall include but not be limited to:

- 1.) definition of the study area
- 2.) analysis of existing conditions, including but not limited to historical significance, land use, topography, wetlands and watercourses, flood plains, utilities, existing zoning, vehicle and pedestrian circulation
- 3.) community participation, including strengths, weaknesses, opportunities and threats (SWOT) analysis
- 4.) recommendations, including professionally prepared concept plans and architectural renderings
- 5.) Implementation schedule, including immediate, mid and long range actions.

Upon completion of the plan(s) the Committee will present their recommendations to the Planning and Zoning Commission to be considered for inclusion in the Plan of Conservation and Development.

And,

Upon adoption of the plan(s) by the Planning and Zoning Commission, the Committee will submit a budget to the Town Council for any municipal funding that would be necessary for implementation of the plan. Such expenses may include signage, lighting, upgraded sidewalks and other amenities typically funded by the government.