

**TOWN OF FARMINGTON, CT  
Gateways Committee Meeting  
September 15, 2016**

**Present**

Peter Mastrobattista  
Amy Suffredini  
Hilary Donald

**Staff:**

William Warner  
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 Minutes from June 30, 2016**

A motion was made and seconded (Suffredini/Donald)  
to approve the June 30 minutes

**a. Approved**

**E. BI Company Presentation- Market Study**

A phase 1 Brownfield Assessment was completed on the former's Parson's Property additional study is necessary to determine the extent of the remediation that will be required should the Town of Farmington decide to purchase it. BI Companies will submit a proposal to estimate the cost of the remediation.

Stanley Gniazdowski, president of Realty Concepts Inc. presented the market study results. Mr. Gniazdowski specified the positives and negatives of the property and outlined the current housing, retail, and service demands of the current market. After studying the data, Mr. Gniazdowski feels opportunity is knocking and that time is on our side, currently demand is down, but he predicts that demand should increase in the future.

Mr. Gniazdowski also gave a list of recommendations that would increase our chances of successfully redeveloping the property. A final report will be available outlining all the details of the market study and will be posted on the town's website.

**F. Discussion of the Route 4 DOT Road Project Enhancement.**

Kathy Eagen and Russ Arnold met with the DOT officials. Ms. Eagen outlined the enhancements to the Route 4 DOT project that the town is seeking. 99% of the enhancements were agreed to by DOT except for the Merritt Parkway guardrails. Local officials will continue to meet with DOT to assure the enhancements are implemented.

**G. Review next steps for Farmington Center**

The committee will meet again on September 28 for a special meeting. During that meeting BL companies will present architecture and design examples for around the area and committee members as well as the public will have an opportunity to vote for their favorites. A dedicated email address has been set up for example submissions from the community.

**H. Review next steps for Five Corners- no discussion**

**I. Other Business**

**J. Adjournment**

A motion was made and seconded by (Russell/ Suffredini) to adjourn the meeting. Meeting was adjourned at 6:24 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