

Agenda  
Farmington Village Center Committee  
April 11, 2019  
Town Hall Council Chambers  
6:00 PM

- A. Call to Order.
  - B. Public Comment.
  - C. Reading of the Minutes.
    - 1) To approve the attached March 7, 2019 minutes. **(Attachment A)**
    - 2) To approve the attached March 21, 2019 minutes. **(Attachment B)**
  - D. To provide feedback on various streetscape improvement design options.
  - E. To review the March 21, 2019 public meeting input/results and the online survey results of the streetscape improvement design options.
  - F. To review and take action on the recommendation(s) from BSC Group on early action items.
  - G. To review the next steps for BSC Group and the Committee.
  - H. To provide an update on the Farmington Village Green & Library Association Landscape Plan.
  - I. To provide an update on Parsons Property acquisition.
  - J. To approve a Meeting Schedule **(Please bring your calendars.)**
  - K. Public Comment.
  - L. Adjournment.
- cc: Committee Members  
Paula Ray, Town Clerk

MOTION:

Agenda Item D

To provide feedback on various streetscape improvement design options.

NOTE: The committee will be reviewing the streetscape improvement options that were presented to the public on March 21, 2019. To date, the Committee has not had the opportunity to provide feedback on these design options. This information will be used by the BSC group in conjunction with the information that was compiled at the March 21, 2019 public meeting.

MOTION:

Agenda Item E

To review the March 21, 2019 public meeting input/results and the online survey results of the streetscape improvement design options.

NOTE: BSC Group will present the results of the March 21, 2019 public meeting streetscape improvement design options and the online survey results.

MOTION:

Agenda Item F

To review and take action on the recommendation(s) from BSC Group on early action items.

NOTE: In the past, the Committee has discussed that they would like to begin streetscape enhancements this spring. BSC group will have recommendation(s) and price options on early action items for the Committee to consider.

MOTION:

Agenda Item G

To review the next steps for BSC Group and the committee.

NOTE: BSC Group will review their next steps and timelines.

MOTION:

Agenda Item H

To provide an update on the Farmington Village Green & Library Association Landscape Plan.

NOTE: The Farmington Village Green & Library Association (FVGLA) has started their work on the Farmington Green. An update will be provided.

MOTION:

Agenda Item I

To provide an update on Parsons Property acquisition.

NOTE: Town staff will provide an update on the acquisition of the Parsons property.

Town of Farmington  
Farmington Village Center Committee  
March 7, 2019

**Present**

Bruce Charette  
Portia Corbett  
Betty Coykendall  
Kevin Ray  
Michael Gurski  
Sara Willett  
Liz Sanford

**Staff**

Rose Ponte

**A. Call to Order**

Chairman Charette called the meeting to order at 6:00 pm.

**B. Public Comment-** None noted.

**C. Reading of the minutes**

1) To approve the attached February 8, 2019 minutes

A motion was made and seconded (Ray/Sanford)

**a. Motion carried unanimously.**

**D. New Business**

**1) To review the site analysis completed by BSC Group**

- Jef Fasser, from BSC Group, announced that SharePoint has been set up. All documents from this meeting will be uploaded to the SharePoint site. A link to SharePoint will be added to the FAQ section of the town's website.
- Jef Fasser, gave a brief synopsis of the stakeholders meeting that took place at the Stanley Whitman House. BSC Group met with various stakeholders whose projects are in the study area and have already received TPZ approval. Most of the projects have already commenced or will be starting soon.
- BSC Group created maps which examined walking conditions throughout the study area. The committee members discussed the various sidewalk repairs throughout the study area, as well as areas that don't have any sidewalks.
- The committee members had the opportunity to explore the constraints and opportunities that exist in the study area. Constraints included topography; lack of available land to add sidewalks, narrow sidewalks on Farmington Avenue, and the mature trees and the preservation of their roots.
- The Committee and the consultants discussed the importance of potential gateways; and the sense of arrival they can provide to the village center as well as the importance of way finding signage on Main Street. Committee members



discussed the importance of the mature trees along Main Street, and they expressed concern about how to accommodate those trees and work around them. The asked the consultants to include techniques that can be used when planting new trees, so they don't hurt sidewalks.

- The Committee members had the opportunity to look at examples existing site features. They focused on of signage, fencing and paving materials.

**2) Update from BSC Group on the March 21, 2019 Stakeholders Meeting**

The Consultants will begin the meeting by updating everyone on what's been accomplished to date; they will review the existing conditions of the study area and then there will provide breakout sessions that will include sidewalk analysis, issue and opportunities plans, image of existing site features, and voting on the committee's priority matrix. Residents will have an opportunity to go to session and give their feedback and ask questions.

**3) To discuss the upcoming March 21, 2019 Public Meeting**

The consultants will send Rose a draft agenda and the staff will review and finalize the agenda for the upcoming community meeting. To promote the March 21 meeting, Rose will send out two invitations via constant contact, she will be post the meeting on Explore Farmington, on the Explore Farmington Facebook Page, and on the Town's website.

**4) Update on the acquisition of Parsons Property**

Kathy Eagen received the Parson's appraisal from the DOT. The property was assessed at \$2,010,000.00. This figure was much higher than the committee expected. Ms. Eagen will contact DOT and request a copy of the appraisals. It is also expected that she will schedule a meeting with our state legislators.

**E. To set the next meeting date**

Consultants and the Committee determined that the next meeting will take place on Thursday April 11.

**F. Other Business – None noted.**

**G. Public Comment- None noted .**

**H. Adjournment – A motion was made and seconded (Ray/ Coykendall) to adjourn the meeting at 9:40 PM**

- 1. Motion carried.**

Minutes are considered "DRAFT" until approved by committee at next meeting.

Minutes  
March 21, 2019  
Farmington Village Center Committee Public Meeting  
Farmington Community/Senior Center – Community Room  
7:00 PM

**Present**

Bruce Charette  
Portia Corbett  
Betty Coykendall  
Kevin Ray  
Michael Gurski  
Sara Willett  
Liz Sanford  
Nancy Nickerson  
Ruth Grober

**Staff**

Rose Ponte  
Kathy Blonski  
Anna Savastano  
Kathryn Krajewski

- A. **Welcome Remarks**  
Chairman Charette began the meeting at 7:10pm. **(Attachment 1)**
- B. **Overview and Presentation from Town's Landscape Architect, BSC Group and Town Staff.**  
Rose Ponte gave a presentation on the history of the Farmington Center Study Area. **(Attachment 2)**  
Jef Fasser of BSC Group gave an overview of work completed to date and instructions on the breakout session process. **(Attachment 3)**
- C. **Breakout Sessions for Community Input**  
Community broke out into sessions.
- D. **Other Business**  
BSC Group did a brief wrap-up of the sessions.
- E. **Adjournment.**  
Meeting ended at approximately 8:45 p.m.

Respectfully Submitted,



Anna Savastano  
Management Assistant

# *Program*

## **7:00 PM Welcome**

*Bruce Charette, Committee Chair*  
*Rose Ponte, Economic Development Director*

## **7:10 PM Presentation from BSC Group**

*Town's Landscape Architect*

## **7:20 PM Community Break-Out Sessions**

- 1. Sidewalks & Crosswalks*
- 2. Site Features*
- 3. Gateways*
- 4. Matrix Preference*

## **8:50 PM Wrap-Up**

*BSC Group*

Attachment 2



LIVE

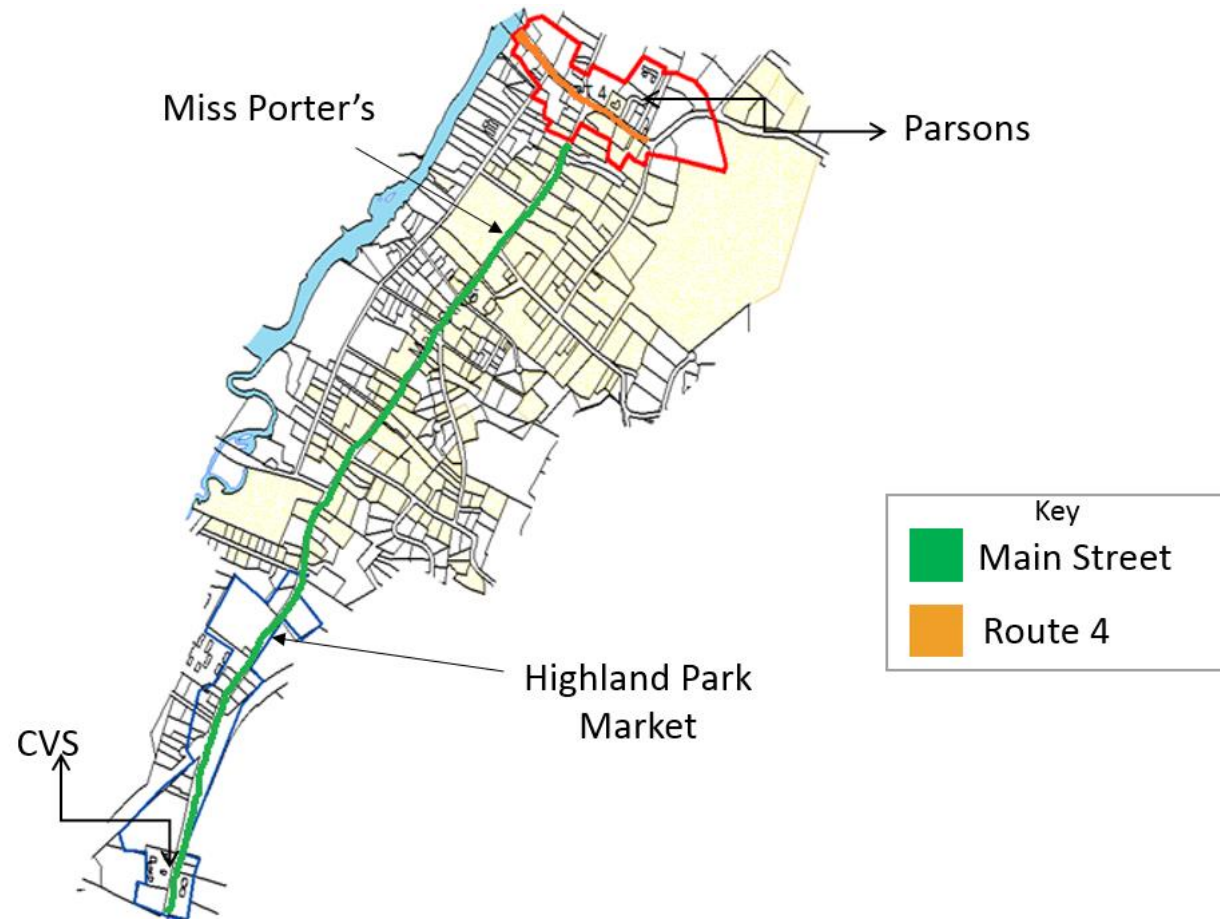
WORK

PLAY

PROSPER

WELCOME TO

*Farmington*



# Farmington Village Center Study Area

# Program

## **7:00 PM Welcome**

*Bruce Charette, Committee Chair  
Rose Ponte, Economic Development Director*

## **7:10 PM Presentation from BSC Group**

*Town's Landscape Architect*

## **7:20 PM Community Break-Out Sessions**

1. *Sidewalks & Crosswalks*
2. *Site Features*
3. *Gateways*
4. *Matrix Preference*

## **8:50 PM Wrap-Up**

*BSC Group*

# Developing a Vision for Farmington Center

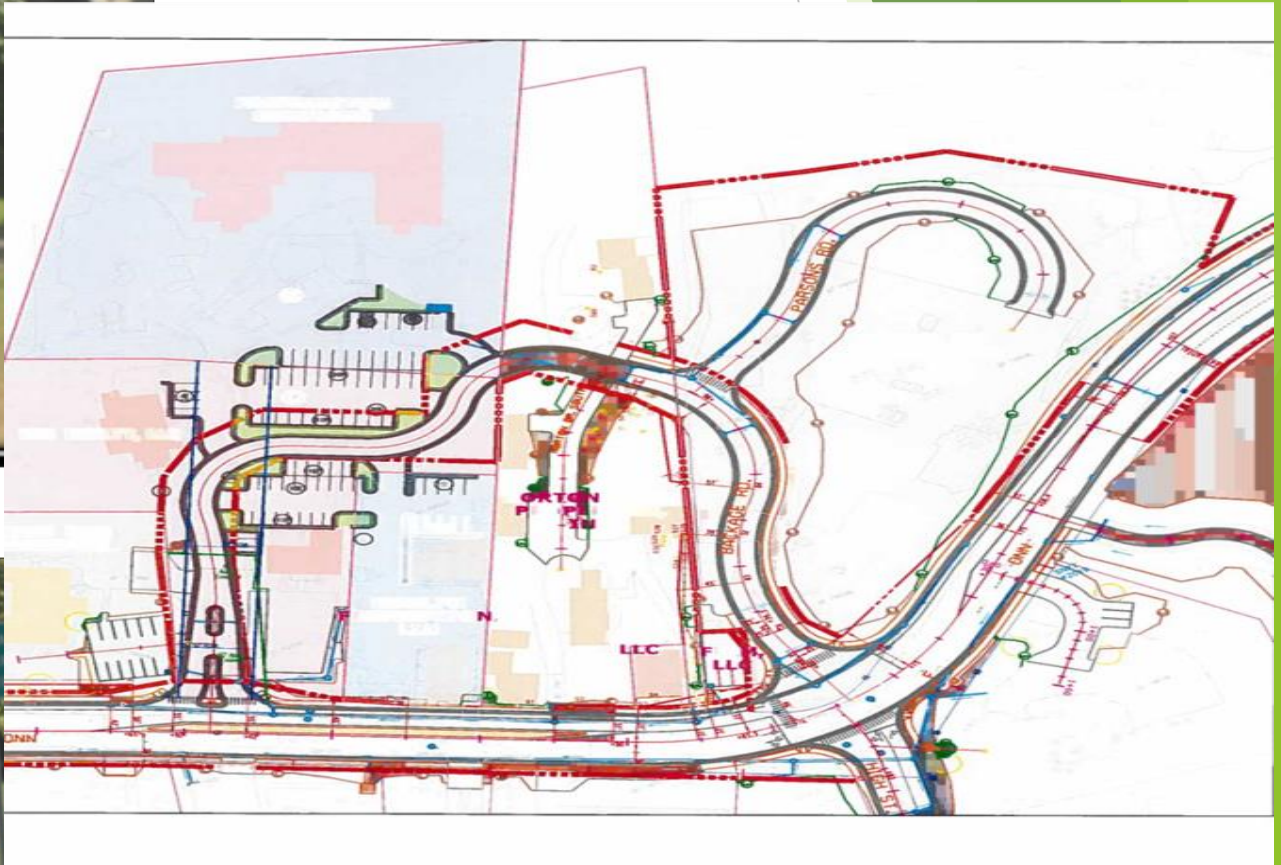
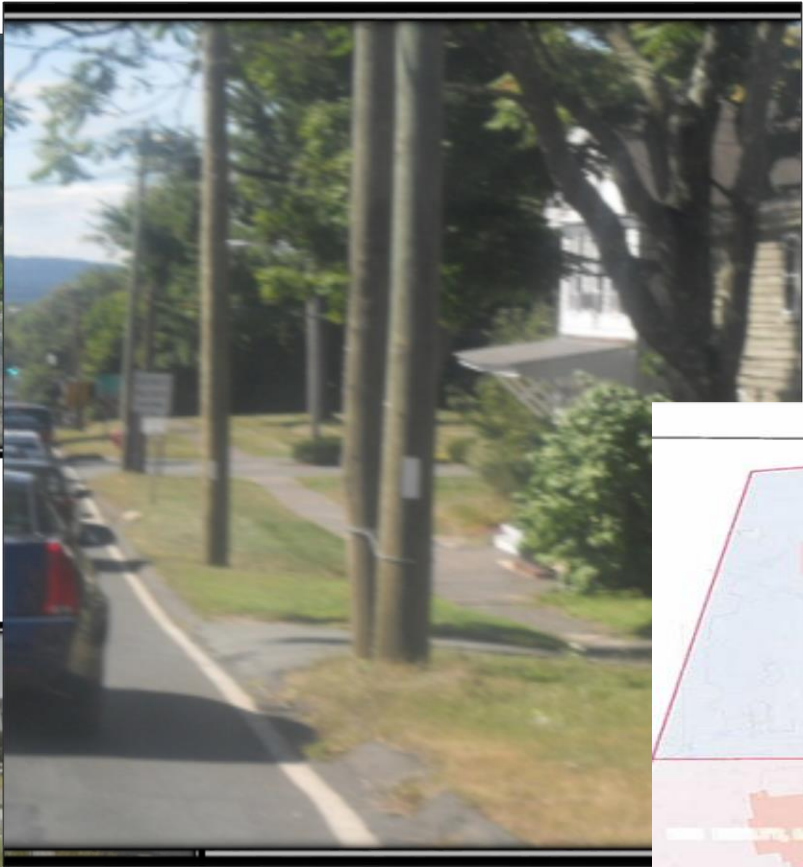
March 21, 2019





Gateway Committee - Farmington Study Area







# Public Participation



# Final Product - the Start of a Vision



94 page document memorializing the 3 days  
and making great recommendations



# Farmington Center Study Project Due Diligence Phase

Eliminate as much uncertainty as possible.

Refine the vision for the property.

Prepare Guiding Documents to assure development is inline with our vision.

# Future use of Parsons Property



# Farmington Center Study Project

## BL COMPANIES

Phase 1 Environmental Site Assessment for Parsons site - **ongoing**

Market Analysis - **small neighborhood retail, restaurants and multi-family rental**

Conceptual plan and renderings based on public participation - **attractive gateway into town, public gathering space along backage road,**

Traffic and Parking Demand Analysis- **Traffic Study completed - development at the scale envisioned will not have adverse impact on RT 4 traffic**

Design guidelines - **much more comprehensive, approved by PZC.**





# Farmington Village Center Committee

- ▶ Appointed in 2018
- ▶ Similar to the Gateway Committee
- ▶ New Study Area
- ▶ Charge of the Committee
  1. To Develop Recommendations to the Town Council regarding the future use of the Parson's property
  2. To Develop Recommendations regarding Quality of Life Enhancements.





# Tonight's Meeting will focus on developing a Streetscape Improvement Plan for the Study Area

- ▶ Streetscape improvements will connect the entire study area with a unified theme that reflects Farmington's brand
- ▶ They will improve the study area by making it more pedestrian friendly. We will strive to implement Universal Designs so our sidewalks and streets are accessible to all
- ▶ They will create a sense of place with the Farmington Village Center and foster the area's role as the economic and town center of the community.
- ▶ Streetscape Improvement Plan will set the standards for future streetscape enhancement projects







## Project Overview

1. Purpose of the Project - Getting to Implementation
2. What are Streetscape Elements
3. BSC Group's Scope of Work
4. Work Completed So Far
5. What We Want to Hear From You
6. Public Input Tables and Voting





# Purpose of the Project-Getting to Implementation

- Building off of past studies and community input

## Farmington Center Study



June 15, 2015

9

ADA Compliance is an issue. Make the sidewalks more accessible

concrete blocks heave don't do this to fix sidewalks



permeable surface that the water can go through -except you need to have a base to dig into it. That could dig up more roots.

Is concrete the vision? No. We don't want it to be all uniform



**Goal**  
Safe and uninterrupted sidewalk from RT 4 to CVS.

- Sidewalks and trees don't interact well but both are essential
- Many areas of sidewalks in poor condition.
- Need to eliminate trip hazards



look at sidewalks piece by piece - go around/over roots

is it costly to do piece by piece? or should we do large sections at a time



go over tar and root and make a smooth little hill "gentle rise"



# Examples of Streetscape Elements

## Sidewalks – accessibility, materials, width, location







# Examples of Streetscape Elements

## Crosswalks – accessibility, materials, appearance





# Examples of Streetscape Elements

## Lighting – style, materials, banners/flowers







# Examples of Streetscape Elements

Site Furnishings – benches, bike racks, trash







# Examples of Streetscape Elements

## Walls, Fencing, etc







# Examples of Streetscape Elements

## Vegetation – street trees, flowers, planting beds







# Examples of Streetscape Elements Signage – wayfinding and interpretive





# Examples of Streetscape Elements

## Public Art – sculpture, murals, painting





## Other Considerations

- Travel Speeds
- Public Safety
- Loading Zones
- Parking
- Utilities



# Project Scope

- Site Analysis
- Community Input
- Evaluate Alternatives
- Develop Streetscape Standards
- Apply Standards to Project Area
- Prepare Cost Estimates
- Identify Priorities
- Implementation Strategy
- Final Report



## Work Completed to Date

- Site Analysis
- Sidewalk Evaluation
- Stakeholder Meetings
- Committee Meetings
- Identification of Opportunities and Challenges





## What We Want to Hear From You

- Opinions, Priorities and Ideas for Streetscape Improvements
- Table One – Sidewalks and Crosswalks
- Table Two – Site Elements
- Table Three – Gateways
- Voting Matrix – tell us your priorities
- Wordle Board – 1-2 words
- Area Map – any other ideas you have





- 15 minutes at each table
- Go to the tables in the order of your numbers at the bottom of your agenda
- Use the voting sheet at each table to give us your priorities and comments
- Ask questions, share ideas!



## Program

### 7:00 PM Welcome

Bruce Charette, Committee Chair  
Rose Ponte, Economic Development Director

### 7:10 PM Presentation from BSC Group

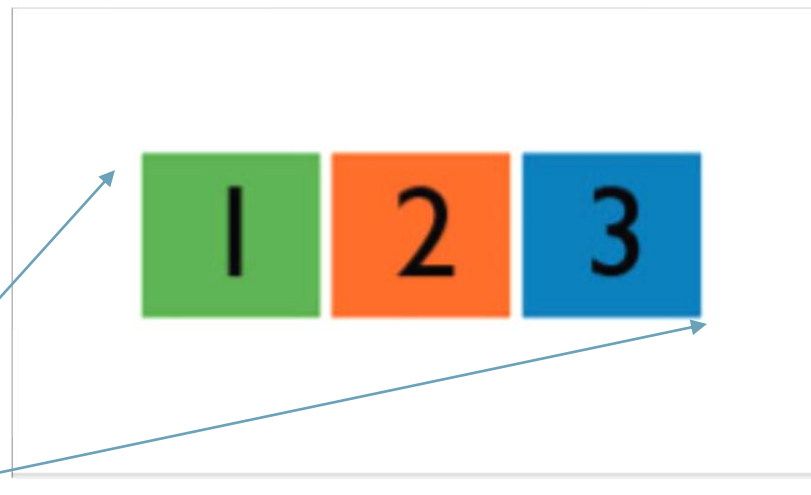
Town's Landscape Architect

### 7:20 PM Community Break-Out Sessions

1. Sidewalks & Crosswalks
2. Site Features
3. Gateways
4. Matrix Preference

### 8:50 PM Wrap-Up

BSC Group





# What We Want to Hear From You

## Table One Example

### Sidewalks and Crosswalks



### Table I - Public Voting Sheet

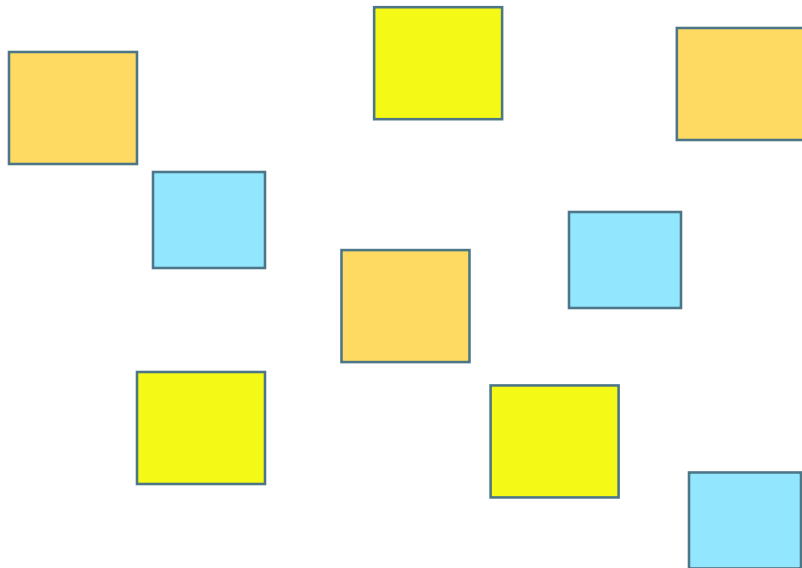
Features	Selections	Comments
<b>Sidewalks and Crosswalks</b>		
Sidewalk Material (Choose up to three)	A B C D E F G H I J	
Crosswalk Material (Choose one)	M N O P Q	
Sidewalk Width (Choose one)	3' (ADA Minimum) 4' 5' 6'	



# What We Want to Hear From You

What do you like about the Farmington Village Center?

(One or Two Words)



## What do you value most for the Farmington Village Center Streetscape?

ITEM	PUBLIC VOTES <small>(5 Dots Per Person)</small>	
	ONE SIDE	BOTH SIDES
TABLE I - Sidewalks and Crosswalks	Main Street Sidewalk Repair Where Necessary	
	Main Street New Sidewalk Entire Length	
Decorative Crosswalks		
TABLE II - Site Features	Decorative Pedestrian Lighting	
	Flags, Banners, and Flowers on Lightpoles	
	Wayfinding / Interpretive Signage	
	Street Trees	
TABLE III Gateways	Gateways / Welcome Signs	
	Create Pocket Parks	
	Create Public Parking Lots	





# What We Want to Hear - any other ideas!



## Project Context Map

Please use sticky notes to let us know any ideas, comments, or concerns you have about specific locations



- LEGEND
- PROJECT AREA
  - TRAIL
  - POINT OF INTEREST
  - OPEN SPACE
  - WETLANDS
  - WATER BODY
  - HISTORIC DISTRICT

