

Agenda
Farmington Village Center Committee
May 9, 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 April 11, 2019 minutes. **(Attachment A)**
 - D. To provide feedback on the Sidewalks in the Study Area.
 - E. To provide feedback on the Lighting in the Study Area.
 - F. To provide feedback on the Gateways in the Study Area.
 - G. Update from the Route 4 Triangle Island Sub-Committee.
 - H. Update on the Walking Tour Sub-Committee.
 - I. Update on Crosswalks in the Study Area.
 - J. Update on Parsons Property acquisition. **(Attachment B)**
 - K. Public Comment.
 - L. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk

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

Present

Bruce Charette
Brian Connolly
Betty Coykendall
Sara Willett
Liz Sanford
Nancy Nickerson

Staff

Rose Ponte
Kathy Blonski
Anna Savastano

- **Call to Order.**
The Chair called the meeting to order at 6:01 PM.

- **Public Comment.**
Jay Tulin, 39 Timberline Drive
Mr. Tulin shared that he enjoyed the March 21, 2019 Public Meeting and asked the Committee not to forget about signage in the Study Area. He also stressed the importance of ADA Compliance.

- **Reading of the Minutes.**
 - **To approve the attached March 7, 2019 minutes. (Attachment A)**
Upon a motion made and seconded (Sanford/Nickerson) it was unanimously VOTED: to approve the March 7, 2019 minutes.

 - **To approve the attached March 21, 2019 minutes. (Attachment B)**
Brian Connolly requested the minutes be changed to reflect that he was present at the meeting.
Upon a motion made and seconded (Sanford/Nickerson) it was unanimously VOTED: to approve the March 21, 2019 minutes as amended.

- **To provide feedback on various streetscape improvement design options.**
The committee reviewed the streetscape improvement options that were presented to the public on March 21, 2019. The committee had the opportunity to provide feedback on these design options to see how the committee's priorities aligned with the communities. In general, the committee and the community selected the same streetscape enhancement options with a few minor variations

- **To review the March 21, 2019 public meeting input/results and the online survey results of the streetscape improvement design options.**
Jef Faser of BSC Group gave an overview of the results from the Streetscape improvement design. **See Attachment 1.**

Overall, it was very apparent that sidewalks are a priority and the community had equal interest in lighting, flags, banners, streets trees, and gateways.

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

Jef Faser gave a list of suggested early action items for the committee to consider.

- Landscape Islands and Medians (appearance and corrective action)
- New crosswalks and ramps (accessibility, safety and appearance) at Meadow Road, the Farmington Fire Station, and School Street.
 - These locations were selected because they are already existing crosswalks, so they would not be subject to additional Department of Transportation approvals.
- Hanging Flower Baskets on the DiPietro Bridge.
- Walking Tour for residents, visitors, local promotion
- Public Art (placemaking, appearance, local culture)
- Combine Island Planting with Public Art

- **To review the next steps for BSC Group and the Committee.**

From BSC Group's recommendations, the Committee decided to form two sub-committees. These committees will be 1. Walking Tour Sub-committee and 2. Route 4 Triangle (Median) Sub-Committee. Staff will send out an email to the entire committee to see who is interested in serving on the sub-committees.

It was also decided that the next Committee Meeting will be focused on giving recommendations to BSC Group for sidewalks and crosswalks in the study area. BSC Group will be presenting their final recommendations at the following meeting.

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

Update will be given at the next Committee meeting.

- **To provide an update on Parsons Property acquisition.**

Kathy Eagen gave an update on the status of the acquisition of Parsons Property. Kathy and Rose Ponte met with Division of Rights of Way at the Department of Transportation to discuss the next steps for the Town. Town Representatives also met with State Legislators to request assistance with amending House Bill No. 7101 - June Special Session, Special Act No. 15-1.

- **To approve a Meeting Schedule (Please bring your calendars.)**

The next meeting will be May 9th at 6:00 pm. Staff will email the committee members to schedule an additional meeting in June.

- **Public Comment.**

Jay Tulin, 39 Timberline Drive

Mr. Tulin had a question pertaining to the Special Act.

- **Adjournment.**

The meeting was adjourned at 7:52 p.m. (Nickerson/Willett)

cc: Committee Members
Paula Ray, Town Clerk

Respectfully Submitted, .

A handwritten signature in black ink that reads "Anna Savastano". The signature is written in a cursive, flowing style.

Anna Savastano



Discussion Overview

1. Committee Voting on Streetscape Elements
2. Summary of Public Input
 - Sidewalks/Crosswalks
 - Streetscape Elements
 - Gateways
 - Priorities
3. Early Action Items
4. Next Steps



What We Heard at the Public Meeting

- Table One – Sidewalks and Crosswalks
- Table Two – Site Elements
- Table Three – Gateways

- Voting Matrix – tell us your priorities



Sidewalks and Crosswalks - Voting Tallies



Sidewalk Width

3' Wide

5

4' Wide

9

5' Wide

10

6' Wide

13





Site Features - Signage

Identification Signage



Wayfinding Signage



Interpretive Signage



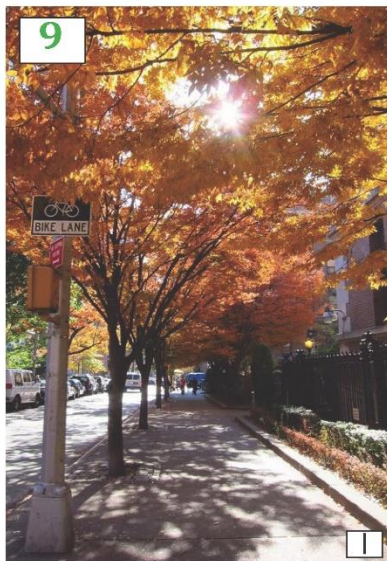


Site Features - Site Walls and Plantings

Site Walls



Plantings

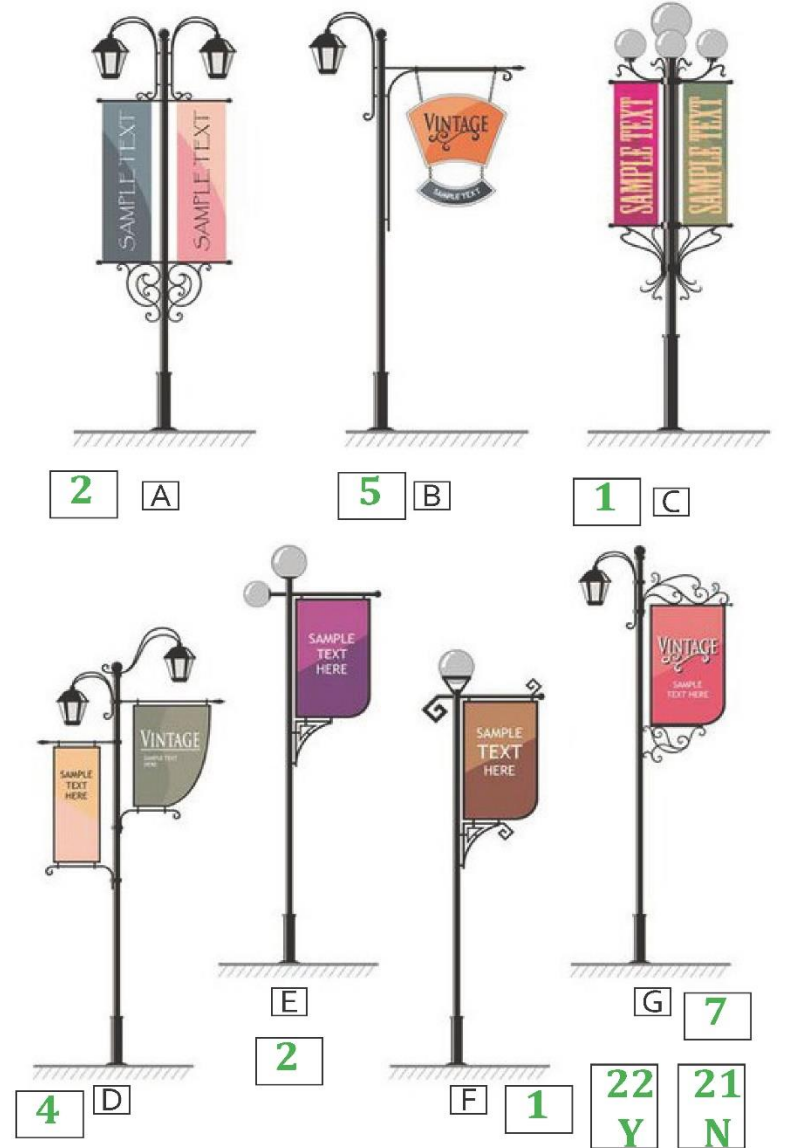


More Trees?
 YES NO
34 **7**

Replant Median?
 YES NO
33 **6**



Site Features - Site Lighting





Site Features - Fencing

Picket Fence



Screening Fence





Site Features - Site Amenities

Bicycle Racks



3



C



D

Bike Racks?

35
Y

5
N

Benches



E



F



G



H



I

Trash Receptacles



J



K



L



M



Site Features - Public Art



A



B



C



D



E



F



G



H



I



F



J



K

Public Art?

YES

NO

30

9



Gateway Locations

Scott Swamp Road

Route 6 Overpass

Tunxis Street

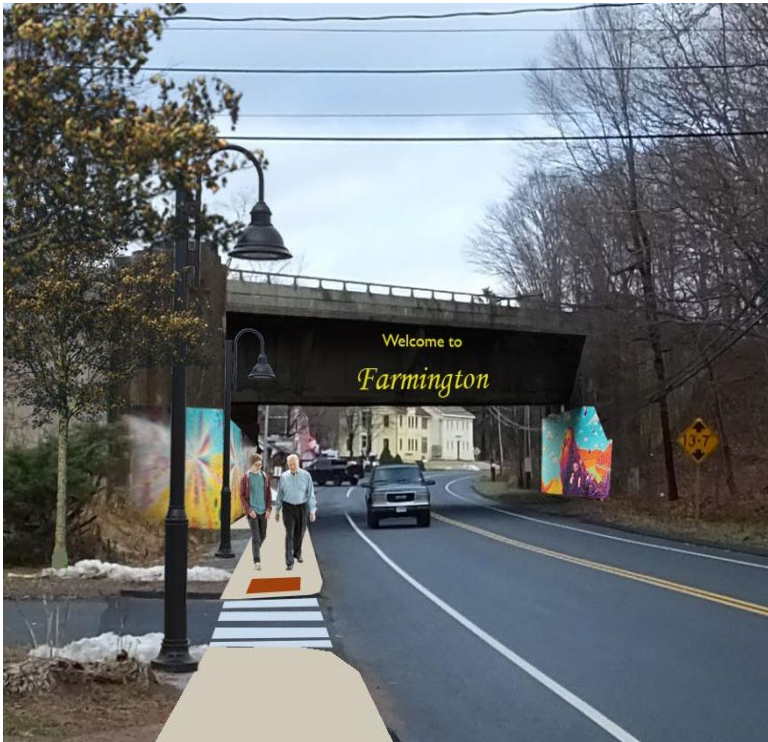


High Street

Mountain Spring Road



Gateway Treatments



Route 6 Overpass



Scott Swamp Road



Mountain Spring Road



Priority Matrix

Farmington Village Center Streetscape Priority Matrix			
Item	Public Votes	Online Survey 131 Respondents	Quality of Life Subcommittee (Oct. 2018)
Table I - Sidewalks and Crosswalks			
Main St. Sidewalk Repair Where Necessary	34	73	High - 1
Main St. Sidewalk Entire Length	One Side		
	8	29	Medium
	Both Sides		
	42	60	Medium
Decorative Crosswalks	3	46	High - 4
Table II - Site Features			
Decorative Pedestrian Lighting	1	68	High - 1
Flags, Banners, and Flowers on Lightpoles	11	58	High - 1
Wayfinding / Interpretive Signage	17	35	High - 1
Street Trees	40	76	
Table III - Gateways			
Gateways / Welcome Signs	20	43	High - 2
No Table			
Create Pocket Parks	20	48	Medium
Create Public Parking Lots	12	34	Low



Priority Matrix

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Street Trees	40	76	High - 3
Table III - Gateways			
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Early Action Suggestions

Plant Islands and Medians *appearance and corrective action*





Early Action Suggestions

Plant Islands *appearance and corrective action*





Early Action Suggestions

New Crosswalks and Ramps
accessibility, safety and appearance





Early Action Suggestions

New Crosswalks and Ramps *accessibility, safety and appearance*



MEADOW ROAD



MAIN STREET
SCALE: 1" = 100'



FIRE STATION



SCHOOL STREET



Early Action Suggestions

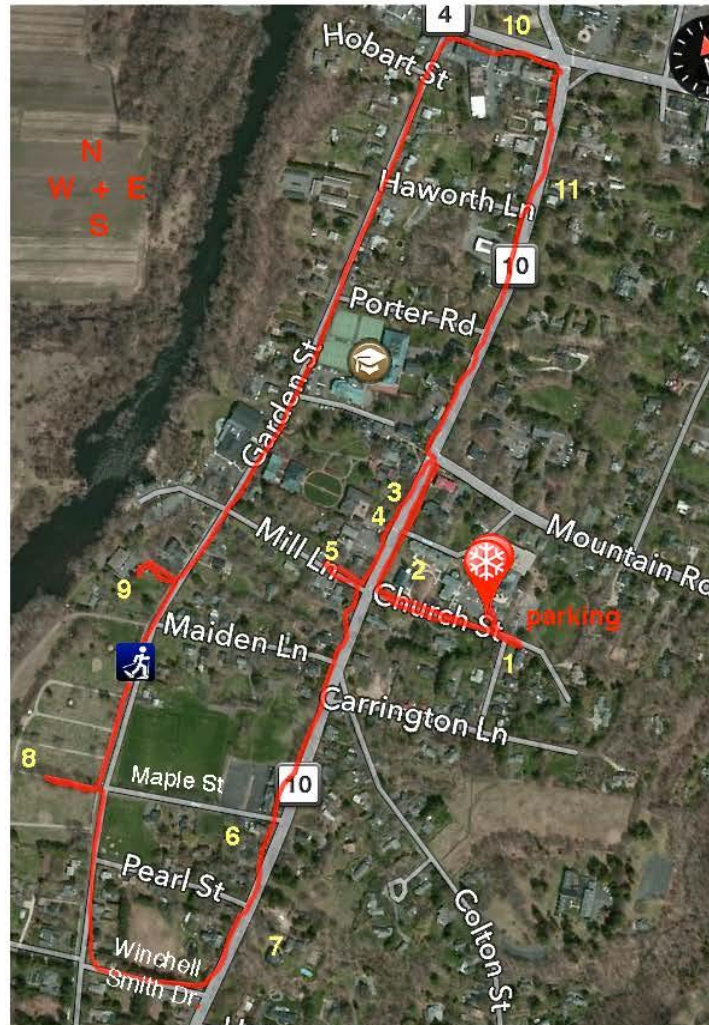
Hanging Flower Baskets on Bridge gateway into Village Center and appearance





Early Action Suggestions

**Walking Tour
for residents, visitors
local promotion**



Farmington's Freedom Trail 2.7 miles

Key to Farmington's Freedom Trail

1. 13 Church St Union Hall CT
Site of abolitionist and anti-abolitionist meetings.
2. 75 Main St First Church of Christ 1771 NRHP
Freed Amistad survivors were welcomed here. CT
3. 66 Main St Samuel Deming House CT
An abolitionist who supervised the African stay.
4. Farmington and the Freedom Trail Marker HMdb
5. 2 Mill Lane Samuel Deming Store
Africans attended classes on the second floor.
6. 116 Main St Rev. Noah Porter House CT
An abolitionist & minister of the First Church.
7. 127 Main St Austin F. Williams House CT NRHP
& (yellow) Carriage House, a dormitory for the Africans.
8. Riverside Cemetery and Foone's burial site.
9. 128 Garden St. Pitkin Basin HMdb
Africans would swim in Pitkin Basin after work.
10. 820 Farmington Ave Chauncey Brown House CT
Dr. Brown housed an Amistad captive.
11. 27 Main St Smith-Cowles House CT
A station for the Underground Railroad.

CT = Connecticut Historical Commission
 NRPH = National Register of Historic Places
 HMdb = Historic Marker Database

The Farmington Historical Society tour of these sites is highly recommended.

Extensions by auto

- 1 Mountain Spring Rd. Elijah Lewis House
Fugitive slaves were hidden here.
- 11 Mountain Spring Rd. John Norton House. Norton was CT
a founding member of the Anti-Slavery Society in 1836.
- 340 Main St Timothy Wadsworth House CT
An Underground Railroad station.



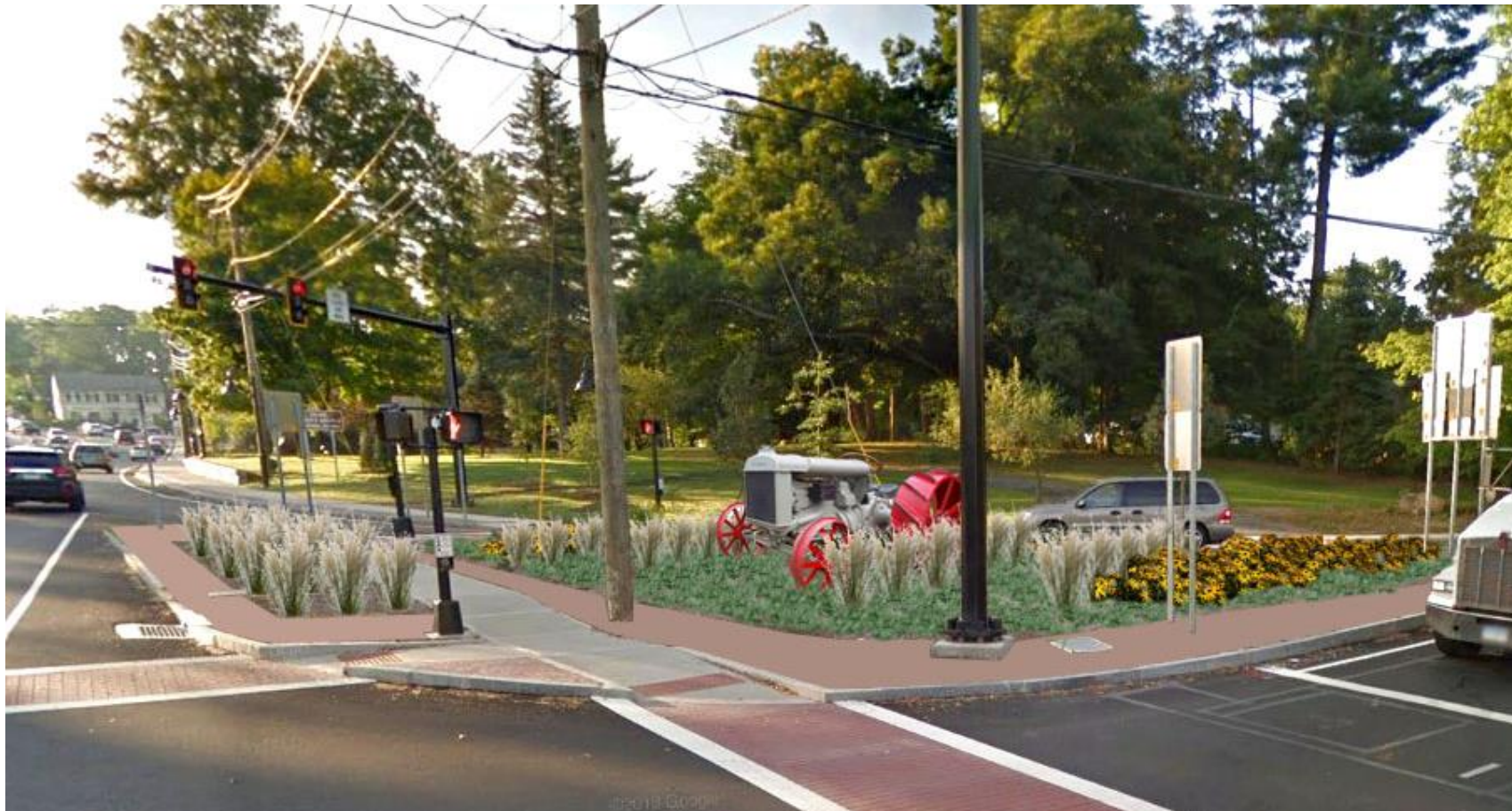
Early Action Suggestions

Public Art placemaking, appearance, local culture





Early Action Suggestions Combine Island Planting with Public Art



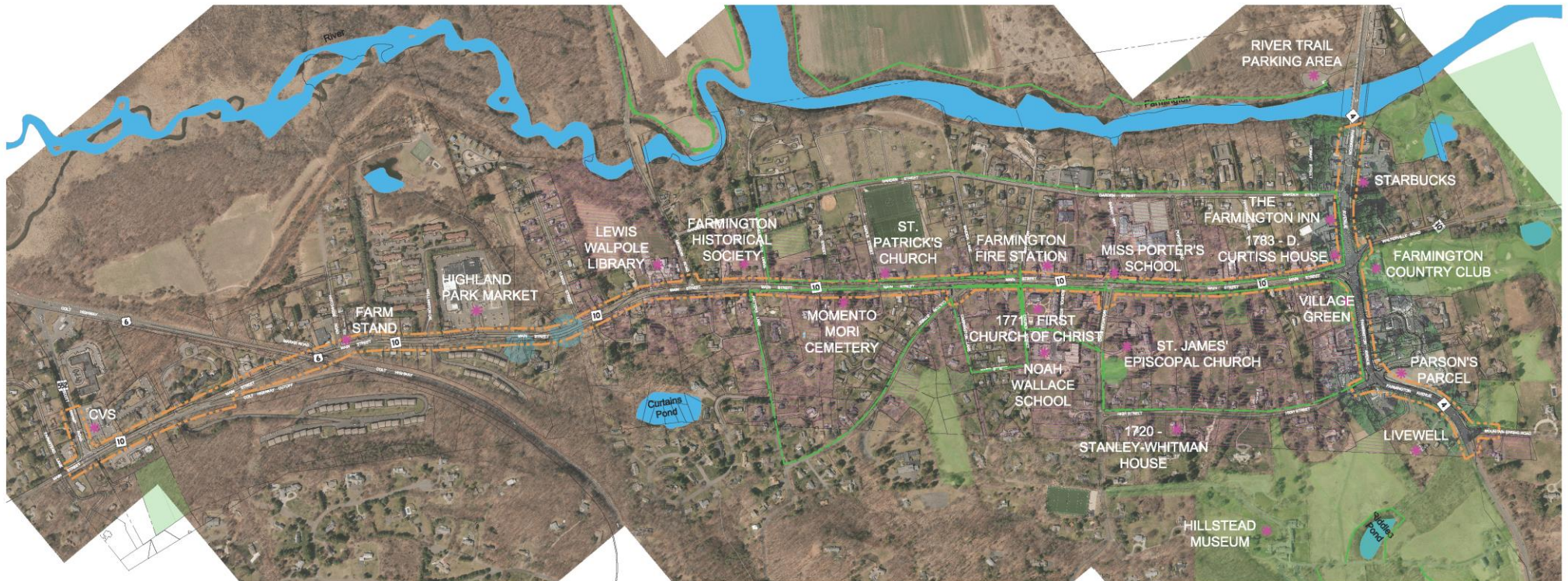


Project Context Map

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



MOTION:

Agenda Item D

To provide feedback on the Sidewalks in the Study Area.

NOTE: The Committee will review and provide feedback to the consultant on the sidewalks in the Study Area.

MOTION:

Agenda Item E

To provide feedback on the Lighting in the Study Area.

NOTE: The Committee will review and provide feedback to the consultant on the lighting in the Study Area.

MOTION:

Agenda Item F

To provide feedback on the Gateways in the Study Area.

NOTE: The Committee will review and provide feedback to the consultant on the Gateways in the Study Area.

MOTION:

Agenda Item G

Update from the Route 4 Triangle Island Sub-Committee.

NOTE: Members of the Route 4 Triangle Island Sub-Committee will provide an update on the status of the committee.

MOTION:

Agenda Item H

Update on the Walking Tour Sub-Committee.

NOTE: Members of the Walking Tour Sub-Committee will provide an update on the status of the committee.

MOTION:

Agenda Item I

Update on Crosswalks in the Study Area.

NOTE: The Town Manager will provide an update on the Crosswalks in the Study Area.

MOTION:

Agenda Item J

Update on Parsons Property acquisition.

NOTE: The Town Manager will provide an update on the status of Parsons Property.

/Attachment

Raised Bill No. 1128- AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FARMINGTON.

The Town of Farmington has requested for the 2015 Special Act No 15-1 Sec. 3 be amended. This parcel of land is located in the historic village center of Farmington and acts as a gateway into town.

Importance of Parson’s Parcel:

- This parcel is an important Gateway into Farmington. In 2015, the Town held multiple charettes for citizens to give feedback about the development of this land. These charettes were very well attended, with hundreds of members of the community coming out to give their opinion.
- While the road project was being completed the Town of Farmington explored site development options on the Parson’s site, based on market research, traffic and parking analysis, and land topography. The Town has developed conceptual plans based on their findings and incorporated the current DOT roadway project enhancements.
- In 2018, the Town formed the Farmington Village Center Committee, which was charged with developing recommendations to the Town Council regarding the future use of the Parson’s property including ownership, control and use. The Committee unanimously recommended that the Town purchase the parcel.
- The DOT and the Town of Farmington have assessed this property and it has been determined that there are numerous brownfield areas of concern on the property. The Town of Farmington is committed to purchasing this parcel of land and controlling the redevelopment opportunities that will arise once this property becomes available.
- Farmington residents and stakeholders are demanding that the Town secure the right to purchase this property. They feel that this Special Act is necessary to guarantee the DOT conveys the land to Farmington in a timely manner so that Farmington may have the site properly cleaned and ready for economic development.

Legislation:

Current Special Act	Proposed Amended Special Act
Sec. 3. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Farmington a portion of a parcel of land located in the town of Farmington, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance, after the commissioner determines that such portion is not necessary for highway purposes...	Sec. 3. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Farmington in accordance with the provision of General Statute Chapter 32 - Treasurer 3-14b a portion of a parcel of land located in the town of Farmington after the commissioner determines that such portion is not necessary for highway purposes...

Issue(s):

- Currently, Special Act No 15-1 Sec. 3 does not allow the Town to negotiate with DOT and address the cost to cure the various Brownfield areas of concern that exist on this property. Instead, we must pay the average of the two appraisals. Both appraisals are based upon the site as if clean. This amendment would permit the Town of Farmington and the DOT to negotiate a fair market value of the property taking the Brownfield contamination into account.

Reason for the Amendment:

- The Town Farmington is not asking to repeal the Special Act because this Special Act establishes that the DOT **“shall”** convey the parcel to the Town. If this Special Act was repealed, the State would follow CT Gen Stat §13a-80 which states that the “The Commissioner of Transportation... **may** sell, lease and convey...” This Special Act ensures that the DOT **shall** convey the parcel to the Town. This will ensure the Town’s control and development of our most important Gateway.
- The Town of Farmington understands that the DOT must sell the property to the Town at the market value, but the Town needs the ability to negotiate with the DOT on what the market value is. Market value must be adjusted based on what the cleanup costs will be. Amending the Special Act and incorporating CT Gen Stat § 3-14b will enable the Town and DOT to follow an established procedure and allow the Town to negotiate with the DOT and still guarantee that the DOT will convey the property to the Town of Farmington based on a negotiated price.