

Agenda
Farmington Village Center Committee
June 13, 2019
Town Hall Council Chambers
6:00 PM

- A. Call to Order.
 - B. Public Comment.
 - C. Reading of the Minutes.
 - 1) To approve the May 9, 2019 minutes.
 - D. Presentation of Final Report by BSC Group.
 - E. To accept and recommend BSC Group's Final Report to the Town Council.
 - F. Update on Parsons Property acquisition.
 - G. Update from the Route 4 Triangle Island Sub-Committee.
 - H. Update on the Walking Tour Sub-Committee.
 - I. To approve the upcoming meeting schedule (Please bring your calendars.)
 - J. Public Comment.
 - K. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk

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

Minutes
Farmington Village Center Committee
May 9, 2019
Town Hall Council Chambers
6:00 PM

Present

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

Staff

Rose Ponte
Kathy Blonski
Anna Savastano

A. Call to Order.

The Chair called the meeting to order at 6:04 PM.

B. Public Comment.

C. Reading of the Minutes.

- 1) To approve the attached April 11, 2019 minutes. **(Attachment A)**
Upon a motion made and seconded (Sanford/Nickerson) it was unanimously VOTED: to approve the March 7, 2019 minutes.

D. To provide feedback on the Sidewalks in the Study Area.

Jef Faser presented BSC Group's recommendation for sidewalks in the study area (Attachment 1.) One option presented was five feet concrete sidewalks on both sides of Main Street. The Committee had a lengthy discussion on the suggestion and came to the consensus that the Town should strive for five feet sidewalks where it is possible, but where it is not possible, the sidewalks will still be wide enough to comply with ADA laws. The Town will also attempt to save as many trees as possible and install "bump-outs" to further ensure handicapped accessibility. The Committee requested that BSC Group present the sidewalk plan in phases. They also discussed the possibility of the sidewalks being a color other than white.

Town Manager, Kathy Blonski stressed the importance of repairing what is damaged before building new.

E. To provide feedback on the Lighting in the Study Area.

Jef Faser continued his presentation. The Committee and BSC Group agreed that lights do not need to be installed the entire length of Main Street, but rather lights should be strategically placed at crosswalks for safety. Sara Willett shared her concern about light pollution in residential areas and BSC Group explained that they are exploring options to limit light pollution. Some of the solutions discussed were keeping the light color "soft"

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and possibly changing the lamp post shape to ensure the light was just going over the sidewalks.

F. To provide feedback on the Gateways in the Study Area.

The Committee discussed BSC Group's ideas for Gateways. Particularly, the Committee wanted BSC group to focus on Farmington's brand. Some of the characteristics used to describe Farmington's brand were "history, affluence, elegance, and farming." They felt that a gateway did not need to have signage but the brand could be signified with landscaping and stone pillars.

G. Update from the Route 4 Triangle Island Sub-Committee.

The sub-committee met on April 30, 2019 and recommended that a stamped concrete skirt be added to the island and additional stamped concrete be added for a platform for public art. It was also decided that the Garden Club would develop an enhanced landscape plan.

At the meeting, Ann Mullen of the Garden Club gave an update on the Garden Club's landscaping plan so far. Their plan removes the majority of existing plantings from the island. She explained that the current plantings are not suitable for the conditions on the island. Their plan adds a variety of trees and shrubs that are sturdy and do not need to be watered frequently. These plants will also provide fragrance for anyone passing by and camouflaging of the posts and wires on the island. Additionally, the plantings on the island will complement the work being done by the FVGLA on the Farmington Green.

The Committee thanked Anne Mullen and the entire Garden Club for their efforts.

H. Update on the Walking Tour Sub-Committee.

Bruce Charette gave an update on the Walking Tour Sub-Committee. The sub-committee met at 5:00pm on May 9th and decided to create a Town-produced map for the Study Area. The group decided on categories and members were assigned to develop lists of items to include in these categories. The category assignments are as follows:

- Town Staff - Recreation (Town staff will also handle creating the map.)
- EDC Commission - Businesses
- Portia Corbett and Betty Coykendall - Historical, Cultural, Cemeteries
- Sara Willett - Churches

I. Update on Crosswalks in the Study Area.

Kathy Blonski gave an update on crosswalks in the study area. At the April 11, 2019 Farmington Village Center meeting the Committee recommended that she begin the process to install new crosswalks and handicap ramps at Route 10/Meadow Road, the Farmington Fire Station/School Street and Route 10. Based on the direction from the Farmington Center Committee the Town has advertised to bid the decorative crosswalks/handicap ramps and the stamped concrete.

J. Update on Parsons Property acquisition. (Attachment B)

Kathy Blonski gave an update on the status of Parsons Property Acquisition. On April 29, 2019 Town Staff and the Town Council Committee chairs gave testimony at a Public Hearing for the Government Administration and Elections Committee to amend the 2015 Special Act No 15-1 Sec. 3. Committee member Sara Willett also came to support the

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bill. This Special Act ensures that the DOT shall convey the parcel to the Town. This will ensure the Town's control and development of the important Gateway. The amendment that Farmington requested allows 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.

Kathy and Rose met with DEEP to help navigate the State's system for Brownfield Remediation. They have also reached out to a Licensed Environmental Professional to assist the Town in the process.

K. Public Comment.

Jay Tulin, 39 Timberline Drive

Mr. Tulin asked a question regarding sidewalks in front of the plaza at Highland Park Market.

L. Adjournment.

The meeting was adjourned at 7:40 p.m. (Sanford/Corbett)

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. Today's Topics

- Lighting – where and style
- Gateways – where and style
- Sidewalks – where, size and material(s)

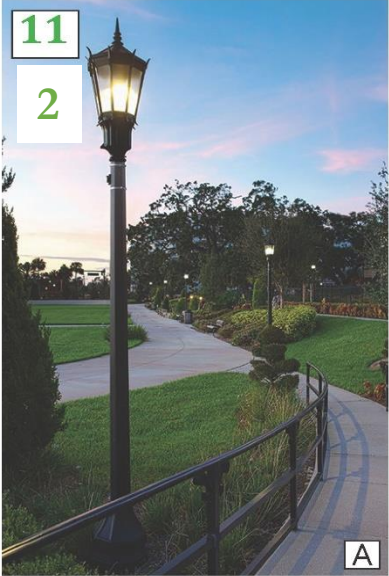
2. Next Steps



Site Features - Site Lighting

11

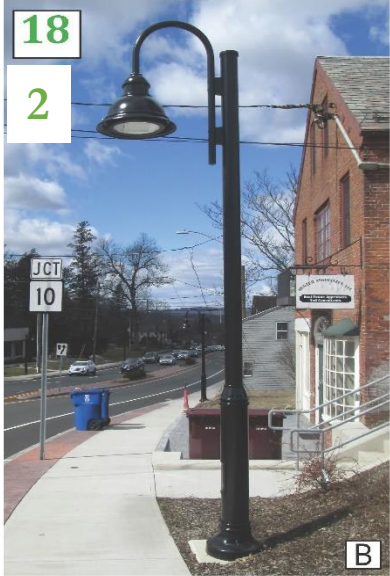
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A

18

2



B

10



E

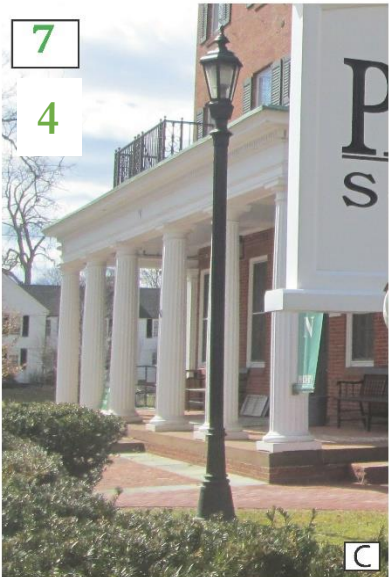
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F

7

4



C

4



D

10



G

16

Y

18

N

6



H

27

Y

7

N

8



I



Site Features - Site Lighting



LED



LED



LED





Gateway Locations

Scott Swamp Road

Route 6 Overpass

Tunxis Street

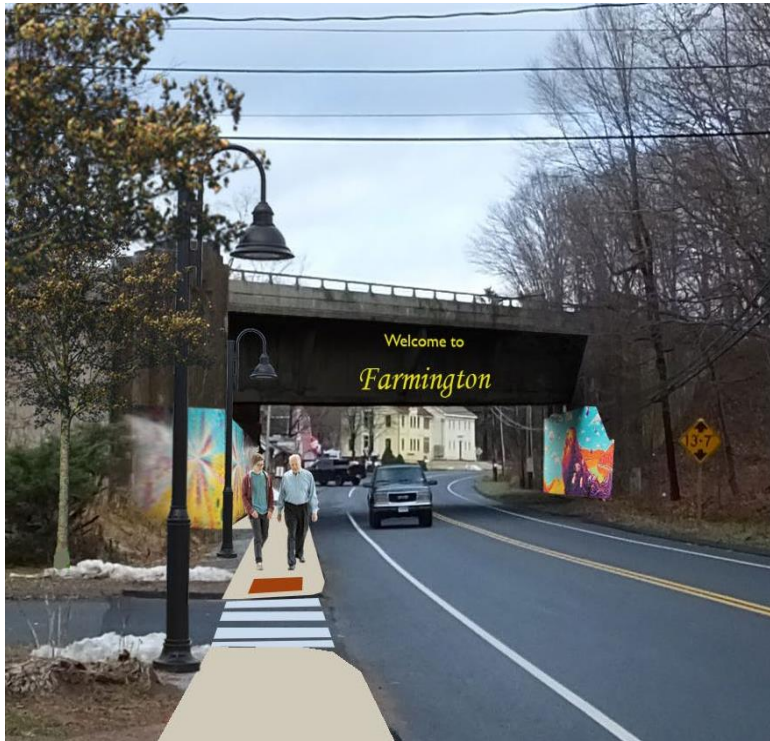


High Street

Mountain Spring Road



Gateway Treatments



Route 6 Overpass



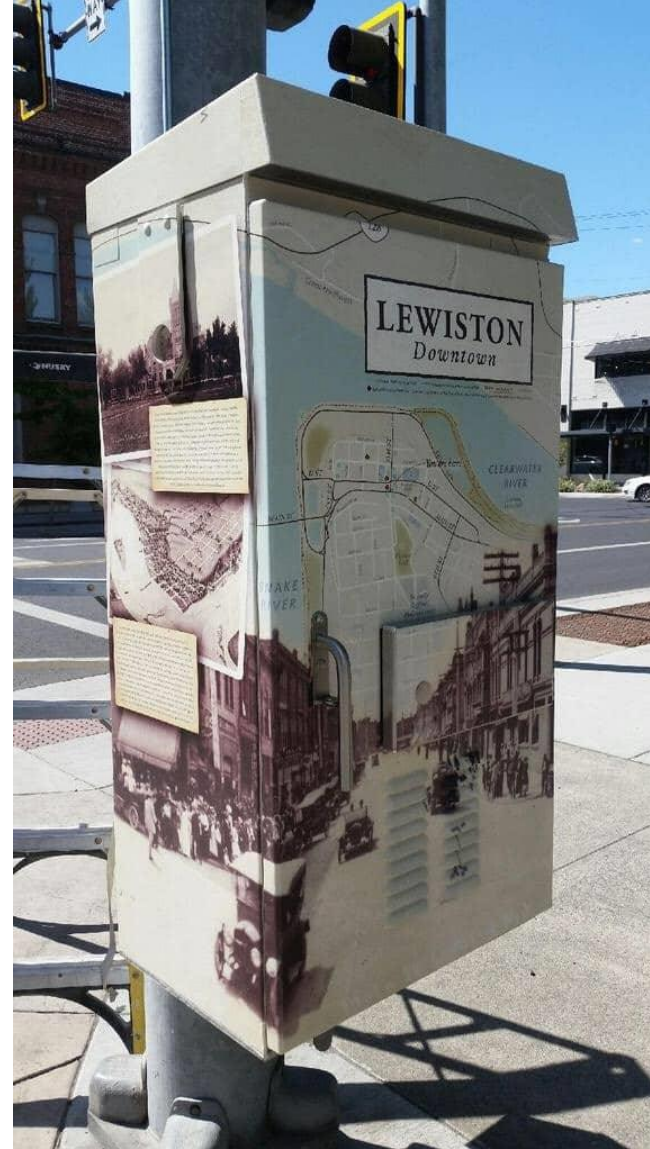
Scott Swamp Road



Mountain Spring Road



Gateway Treatments





Gateway Treatments





Sidewalks and Crosswalks - Voting Tallies



Sidewalk Width

3' Wide

5
2

4' Wide

9
2

5' Wide

10
2

6' Wide

13
2





Sidewalks

Constraints



Slopes





Sidewalks



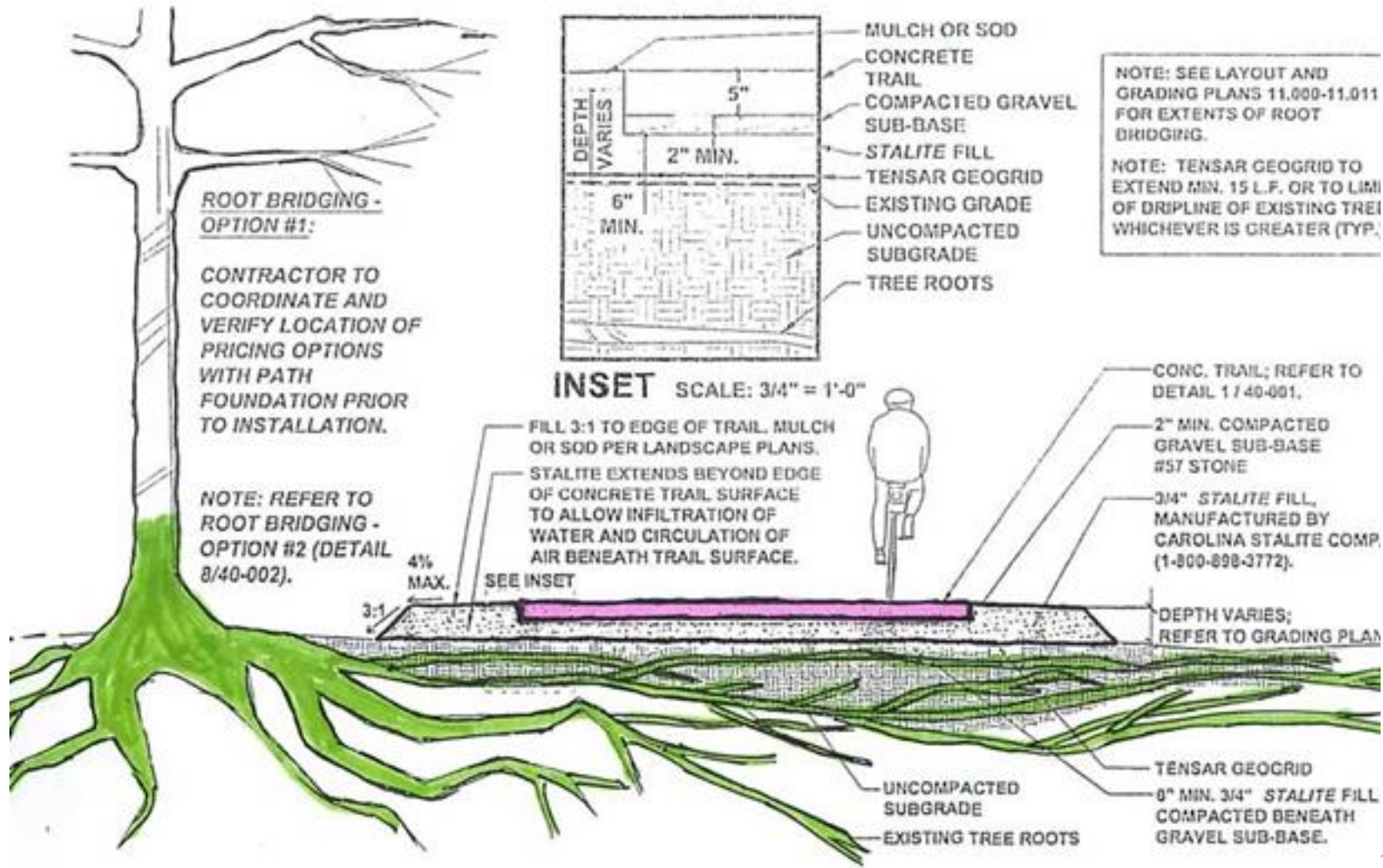
1 over the sidewalk (left) and an example of a different tree trunk growth to hopefully reduce likelihood of future Palo Alto).



Figure 11. City curved the sidewalk around the mature oak's trunk to provide extra space (Palo Alto).



Sidewalks





Sidewalks



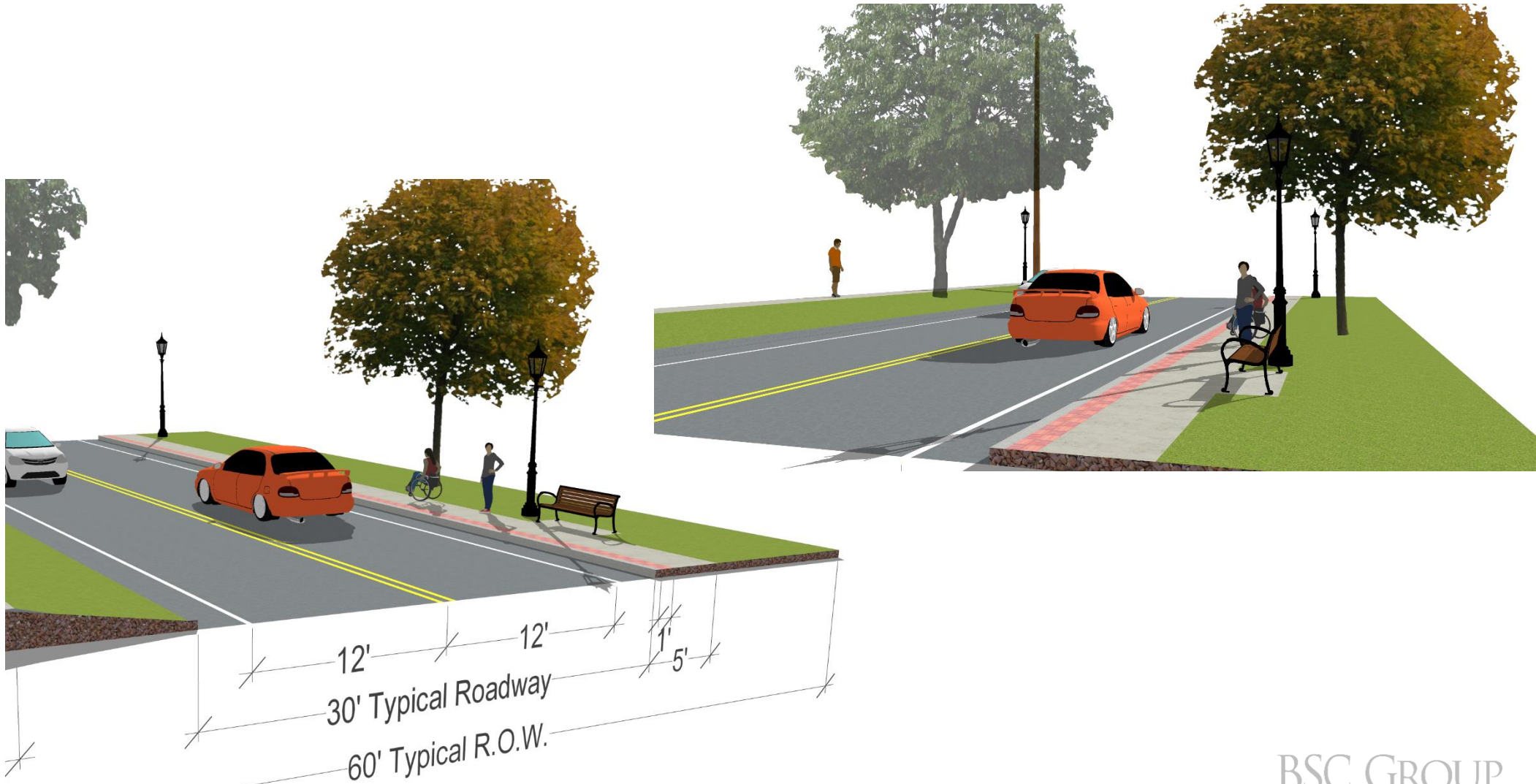


Sidewalks



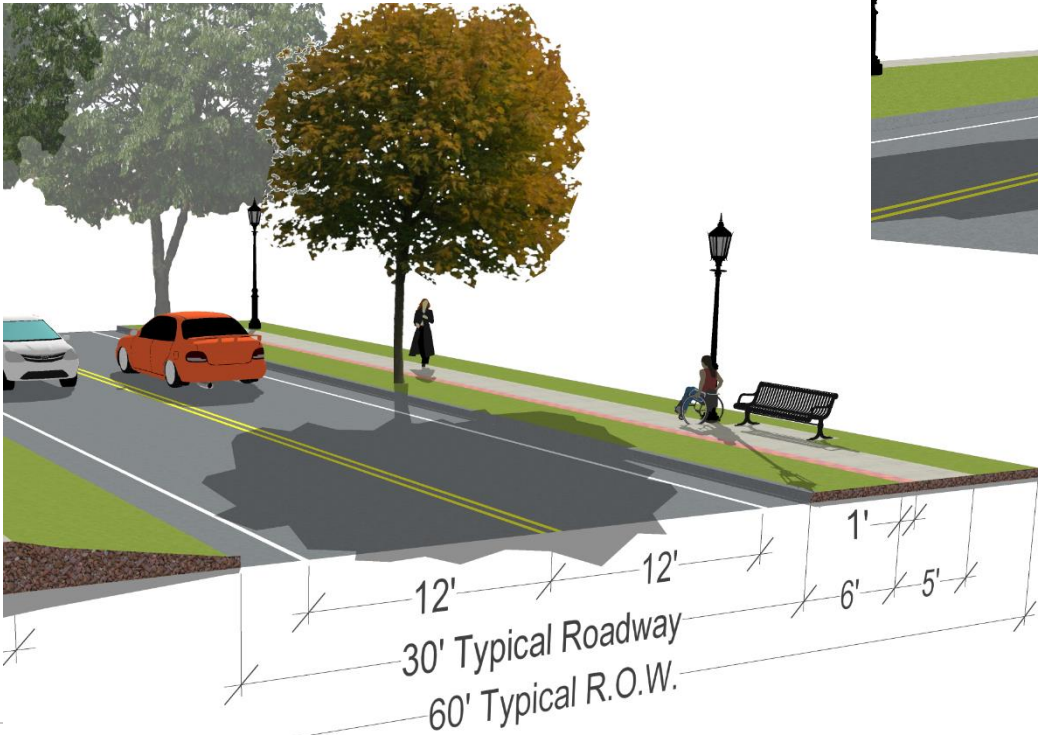


Sidewalks





Sidewalks



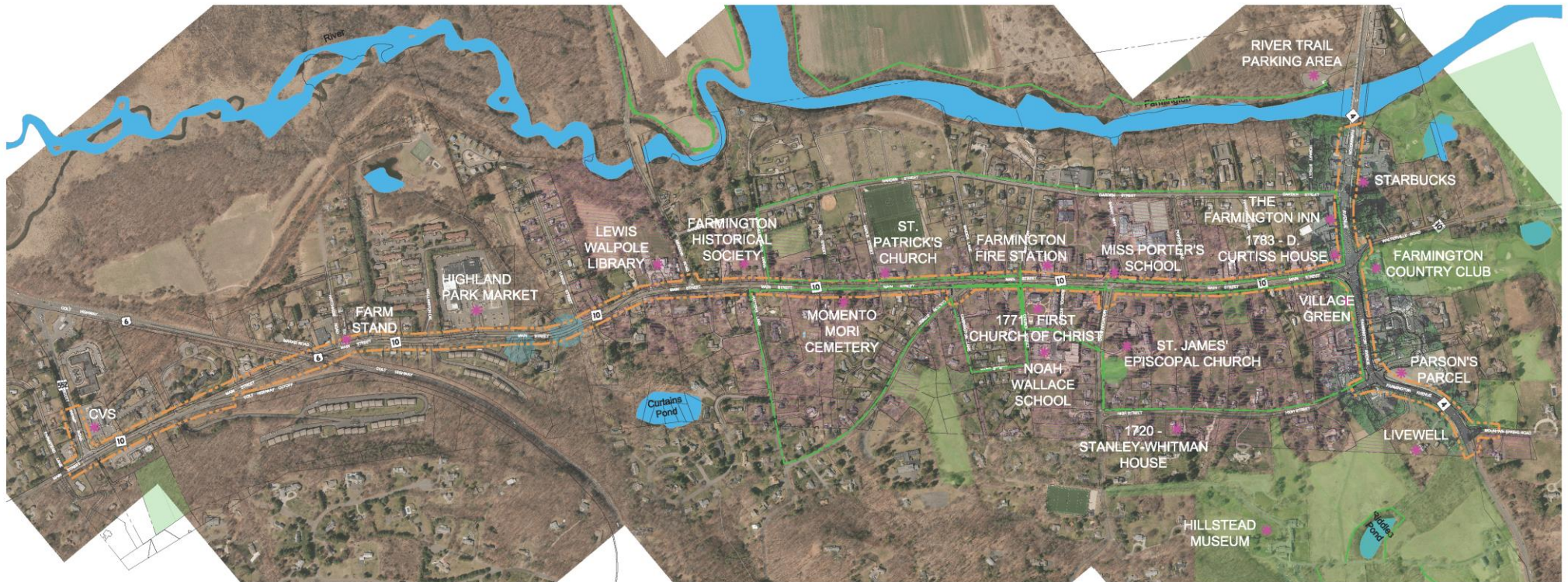


Project Context Map

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





Sidewalks





Sidewalks





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

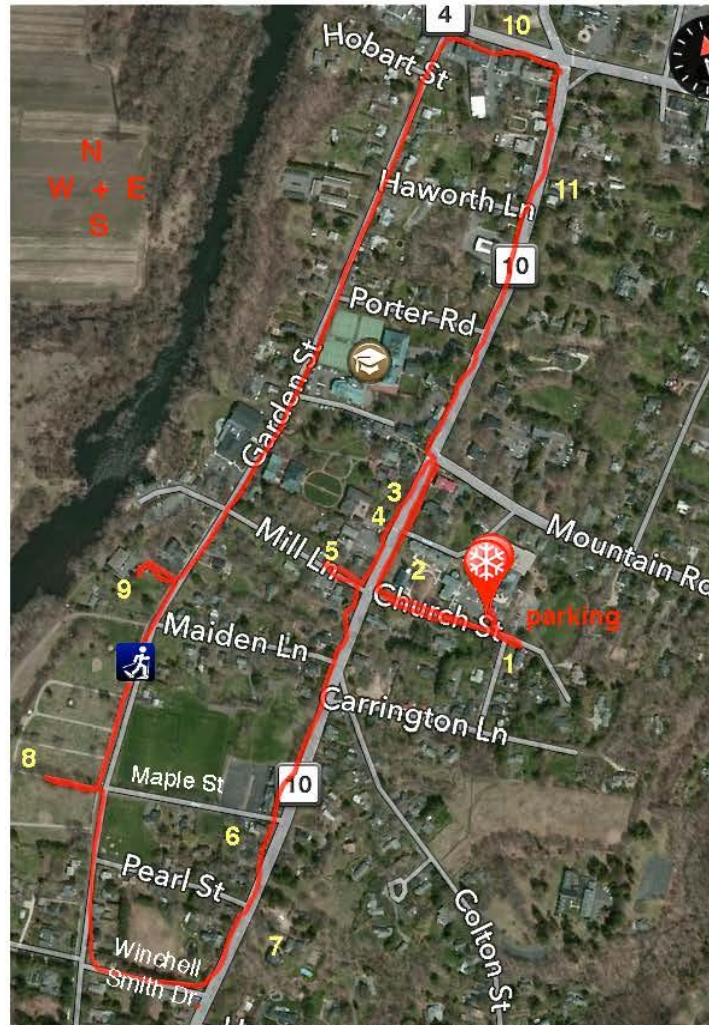
Hanging Flower Baskets on Bridge gateway into Village Center and appearance





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

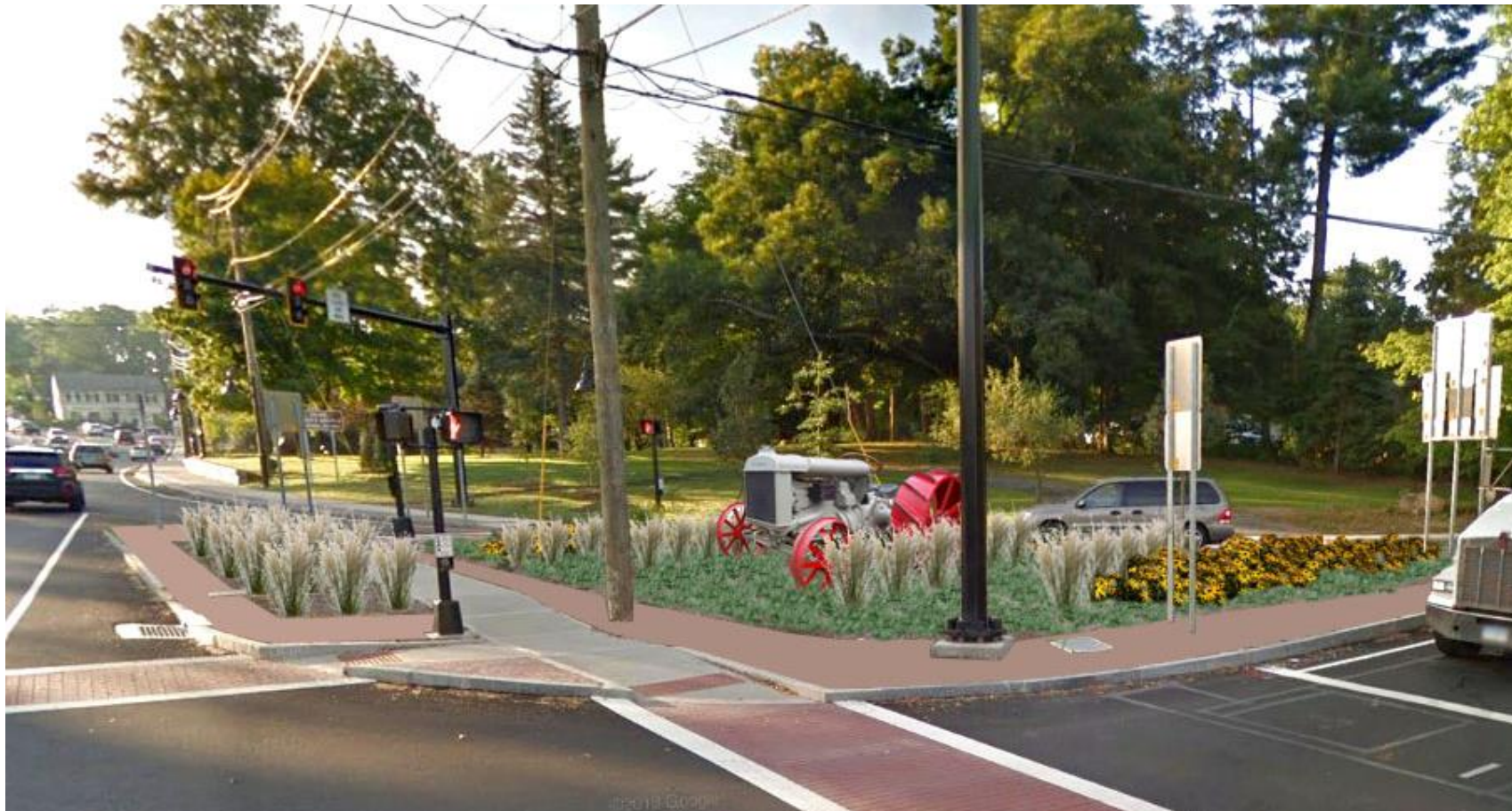
**Public Art
placemaking, appearance, local culture**





Early Action Suggestions

Combine Island Planting with Public Art





Site Features - Signage

Identification Signage



Wayfinding Signage

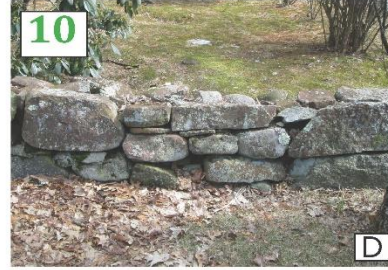
Interpretive Signage



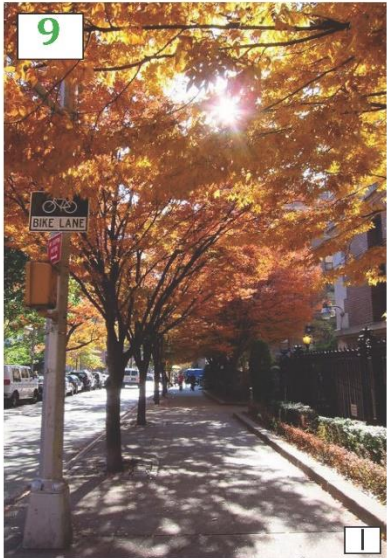


Site Features - Site Walls and Plantings

Site Walls



Plantings



More Trees?

YES

NO

34

7

Replant Median?

YES

NO

33

6



Site Features - 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



G



H



I



F



J



K

Public Art?

YES

NO

30

9



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	High - 3
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

MOTION:

Agenda Item D

Presentation of Final Report by BSC Group.

NOTE: BSC Group will present their final report to the committee. It is anticipated that the report will be emailed to committee members by Tuesday, June 11, 2019.

MOTION:

Agenda Item E

To accept and recommend BSC Group's Final Report to the Town Council.

NOTE: I am recommending that BSC present their final report to the Town Council for acceptance at the regular July 9, 2019 Town Council meeting. It is our intent to publicize the Report and encourage public participation at the meeting.

This completes the Quality of Life Recommendation portion of the Committee's charge.

Below is the relevant section of the Farmington Village Center Committee Charge:

*And,
The Committee will recommend quality of life enhancements (sidewalks, street trees, landscaping, street furniture, historic markers, way finding signage and universal design improvements) for the Farmington Village Center Study area.*

*And,
To complete the various aspects of this charge the Committee will frequently conduct public participation/community outreach to ensure that the community is engaged in the process.*

*And,
Based on the community outreach the Committee is encouraged to propose other recommendations to the Town Council or Town Plan and Zoning Commission for the Farmington Study area based on information gathered.*

MOTION:

Agenda Item F

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
<p>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...</p>	<p>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...</p>

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.



Senate

General Assembly

File No. 954

January Session, 2019

Substitute Senate Bill No. 1128

Senate, May 22, 2019

The Committee on Government Administration and Elections reported through SEN. FLEXER of the 29th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FARMINGTON.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 3 of special act 15-1 of the June
2 special session is amended to read as follows (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes other than
4 section 3-14b of the general statutes, the Commissioner of
5 Transportation shall convey to the town of Farmington, in accordance
6 with section 3-14b of the general statutes, a portion of a parcel of land
7 located in the town of Farmington, [at a cost equal to the fair market
8 value of the property, as determined by the average of the appraisals
9 of two independent appraisers selected by the commissioner, plus the
10 administrative costs of making such conveyance,] after the
11 commissioner determines that such portion is not necessary for
12 highway purposes. Said parcel of land has an area of approximately
13 2.54 acres and the portion to be conveyed shall be equivalent to the

14 portion the commissioner determines is not necessary for highway
 15 purposes. Said parcel is identified as a portion of the parcel shown on
 16 a map entitled "Compilation Plan; Town of Farmington; Map Showing
 17 Land Acquired from Parsons Properties, LLC by the State of
 18 Connecticut Department of Transportation; Safety and Traffic
 19 Operational Improvements on Route 4 (Farmington Ave.), March
 20 2009", map number 5773 of the Farmington Land Records and is
 21 designated by the Department of Transportation as File No. 51-260.
 22 The conveyance shall be subject to the approval of the State Properties
 23 Review Board.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 15-1 of the June Sp. Sess., Sec. 3(a)

Statement of Legislative Commissioners:

Section 1 was reformatted for consistency with standard drafting conventions.

GAE *Joint Favorable Subst. -LCO*

OLR Bill Analysis**sSB 1128*****AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FARMINGTON.*****SUMMARY**

This bill amends section 3 of special act 15-1 June Special Session, which requires the Department of Transportation (DOT) commissioner to convey a portion of an approximately 2.54 acre parcel of land to the town of Farmington after he determines it is not needed for highway purposes. It removes the requirement that the conveyance be made for fair market value, as determined by the average of the appraisals of two independent appraisers the commissioner selected, plus conveyance administrative costs. The bill instead requires the commissioner to convey the parcel according to the process under existing law that gives municipalities the option to purchase the land subject to sale conditions acceptable to the state (CGS § 3-14b).

The law, unchanged by the bill, subjects the conveyance to the State Properties Review Board's approval. The board must complete its review within 30 days after receiving DOT's proposed agreement. The state treasurer must execute and deliver any necessary deed or instrument to complete the conveyance. The property remains under the department's care and control, and the commissioner is responsible for all other related incidents, until the conveyance is made.

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 15 Nay 0 (05/13/2019)

MOTION:

Agenda Item G

Update from the Route 4 Triangle Island Sub-Committee.

NOTE: An update will be provided at the meeting.

MOTION:

Agenda Item H

Update on the Walking Tour Sub-Committee.

NOTE: Members of the Walking Tour Sub-Committee will provide an update on their specific assignments.

MOTION:

Agenda Item I

To approve the upcoming meeting schedule. (Please bring your calendars.)

NOTE: July 9, 2019 – Town Council Meeting to review BSC Group’s final report on Quality of Life recommendations.