

Agenda
Farmington Village Center Committee
October 15, 2019
Town Hall Council Chambers
6:00 PM

- A. Call to Order.
 - B. Public Comment.
 - C. Reading of the Minutes.
 - 1) To approve the September 12, 2019 minutes. **(Attachment A)**
 - D. Update on Parsons Property acquisition.
 - 1) Update on the progress of work by Amy Vaillancourt, Licensed Environmental Professional Consultant
 - 2) Update on the meeting with the Farmington Delegation.
 - 3) Request for Interest (RFI) Process. **(Attachment B)**
 - E. Update on the Walking Tour Sub-Committee.
 - F. Update on the status of the engineering design and survey of the Sidewalk Plan from the Streetscape Master Plan.
 - G. To set the next meeting.
 - Potential Dates: Tuesday, October 29, 2019 at 6:00pm
 - Monday, November 4, 2019 at 6:00pm
 - Thursday, November 7, 2019 at 6:00pm
 - H. Public Comment.
 - I. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk

Minutes
Farmington Village Center Committee
September 12, 2019
Town Hall Council Chambers
6:00 PM

Present

Bruce Charette
Kevin Ray
John Renehan
Betty Coykendall
Liz Sanford
Nancy Nickerson
Ruth Grobe
Portia Corbett

Staff

Rose Ponte
Kathy Blonski
Mark DeVoe

A. Call to Order.

The Chair called the meeting to order at 6:00 PM.

B. Public Comment

Chairman Charette reiterated that there are two opportunities for public comment in the agenda. Ann Mullen asked when the installation of a planting urn in the Route 4/10 island was approved. Chairman Charette explained this will be discussed later in the agenda.

C. Reading of the Minutes.

- 1) To approve the June 13, 2019 minutes. **(Attachment A)**
Upon a motion made and seconded (Renehan/Nickerson) it was unanimously VOTED: to approve the June 13, 2019 minutes.

D. Update on Parson's Property Acquisition

The activities completed to date include:

- On May 30, 2019, Special Act SB-1128 amending the prior conveyance of Parson's Property to the Town of Farmington was passed. The amendment calls for the property to be sold in accordance with CGS3-14b rather than by taking the average of two appraisals to determine the purchase price.
- The Town's Brownfield's consultant, Amy Vaillancourt, is working with DOT to obtain records related to the remediation completed by DOT on the property.
- The Town contracted with Calciano, Stern, & Miller to appraise the Parson's property. The property was appraised at \$1,490,000.00.

In order for the committee members to understand the variables and time frames associated with acquiring the Parson's property, Kathy Blonski gave a general presentation outlining the various paths available to acquire the property. Overall there are a number of variables still left unresolved, therefore, this remains a moving document. Staff will schedule a meeting with our legislators to update them on the outstanding issues associated with the purchase of the property and to seek their advice on moving forward.

E. Update on the Route 4 Triangle Island.

Winterberry Gardens was contracted to install a brick border around the island on Route 4/10, plant the island on Route 4/10 according to the landscaping plan designed by Ann Mullen, plant yews and mums on the medians on Route 4, install an urn with autumn flowers for the island. Rose Ponte worked with Winterberry Gardens, however, a number of miscommunications occurred with the implementation of the design. Rose is working with Winterberry Gardens to correct the issues. Winterberry Gardens will remove the urn, remove the mums that were not part of Anne Mullen's plan, and replant the vinca that was removed.

F. Update on the Walking Tour Sub-Committee.

A draft of the walking tour was presented to the committee. Betty Coykendall will submit information for the Historic House Tour, and the Historical Society will submit information for the Freedom Trail Walking Tour. Staff will continue to revise the information and will work with a graphic designer to finalize the design of the map and walking tour brochure. Staff will work to create an online version once the hardcopy has been finalized.

G. Update on the status of engineering design and survey of the Sidewalk Plan form the streetscape Master Plan.

During the July 9th Town Council meeting, the Town Council approved the Streetscape Improvement Master Plan and established a working group to recommend strategies to the Town Council regarding implementation of the plan. The Town's engineering department is currently surveying the study area, which is expected to be completed by the end of November 2019.

H. Next Steps.

Staff will meet with our legislative delegation to seek assistance and advice concerning the Parson's property.

I. To approve the upcoming meeting schedule.

The next meeting is scheduled for October 15, 2019 at 6:00 PM

J. Public Comment.

Jay Tulin, 39 Timberline Drive

Mr. Tulin asked a question regarding resolution of the Parson's purchase and the possibility of legislative action to assist the Town.

K. Adjournment.

The meeting was adjourned at 7:45 p.m. (Sanford/Grobe)

Respectfully Submitted,
Rose Ponte, Economic Development Director

cc: Committee Members
Paula Ray, Town Clerk

MOTION:

Agenda Item D

Update on Parsons Property acquisition.

NOTE:

- 1) Update on the progress of work by Amy Vaillancourt, Licensed Environmental Professional Consultant.
Town Staff will give an update on the progress.
- 2) Update on Meeting with the Farmington Delegation.
- 3) Request for Interest (RFI) Process (**Attachment B**)
Mark DeVoe to give an update on the timeline and process for the RFI.

**PATH 3 – NEGOTIATE WITH STATE ON ASKING PRICE
DEVELOPER CONDUCTS ENVIRONMENTAL WORK**

- Solicit preferred developers with an Request for Interest (RFI).
- Apply for Brownfields liability relief from DEEP.
- Continue to work with the Town's LEP consultant to determine conditions and cost to clean up the property.
- Negotiate the purchase price of the property with the DOT, minus the cleanup cost.
- Choose and negotiate with developer whose proposal most closely matches our objectives/vision
- Sell property to developer based on negotiated agreement. (Reminder: the property is not "clean")
- Developer cleans the property.
- Developer options the property while obtaining approval from TPZ.