

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

Present

Bruce Charette
Portia Corbett
Nancy Nickerson
Betty Coykendall
Liz Sanford
Ruth Grobe
Brian Connolly

Staff

Rose Ponte
Kathy Blonski
Mark DeVoe
Anna Savastano

A. Call to Order.

The Chair called the meeting to order at 6:05pm.

B. Public Comment.

None.

C. Reading of the Minutes.

- 1) To approve the September 12, 2019 minutes.
Upon a motion made and seconded (Nickerson/Grobe) it was unanimously VOTED: to approve the September 12, 2019 minutes.

D. Update on Parsons Property acquisition.

- 1) **Update on the progress of work by Amy Vaillancourt, Licensed Environmental Professional Consultant**
Amy Vaillancourt is waiting to receive CAD drawings from CTDOT. These drawings will allow her to verify the remediation that has been completed by CD Maguire on behalf of CTDOT. When these drawings are received, she will have a better understanding if any outstanding Brownfield conditions exist on the site.
- 2) **Update on the meeting with the Farmington Delegation.**
Kathy Blonski, Rose Ponte, Mark DeVoe, Bruce Charette and Nancy Nickerson met with the Farmington Delegation at the Capitol on September 26, 2019. They discussed the Town's difficulty in obtaining various CAD drawings from the CTDOT environmental consultants. Without these files we are unable to verify the work that has been completed. It was decided that a meeting with DOT and DEEP would be very beneficial so a future meeting between our delegation, DEEP and DOT will be scheduled.
- 3) **Request for Interest (RFI) Process. (Attachment 1)**
Town Planner, Mark DeVoe, gave a brief overview of the process to issue a request for interest for the Parson's site. DEEP, and DECD staff have explained that having a developer ready to go will help us obtain grants as well as allow us to gauge developer interest for the Parson's lot. Mark is working on developing

the RFI and will be reviewing it with the committee at the next committee meeting.

E. **Update on the Walking Tour Sub-Committee.**

Sub-Committee members continue to work on the details to be added to the brochure. Specifically, they are pairing down the information so that it fits on the map. The Town has hired consultant Evan Dobos, Civic Lift, to work on the design for the hard-copy map as well as designing an online version. The Committee discussed the possibility of adding more details on the online version and allowing the hardcopy pamphlet to include highlights. The hardcopy version of the walking tour will include information that will allow easy access to the online version.

F. **Update on the status of the engineering design and survey of the Sidewalk Plan from the Streetscape Master Plan.**

Russ Arnold and his staff have completed the first draft and it will be reviewed.

G. **To set the next meeting.**

The next meeting is scheduled for October 29, 2019 at 6:00 PM

H. **Public Comment.**

Jay Tulin, 39 Timberline Drive

Mr. Tulin asked a clarifying question regarding the RFI timeline.

I. **Adjournment.**

The meeting was adjourned at 7:00 p.m. (Nickerson/Connolly)

cc: Committee Members

Paula Ray, Town Clerk

Respectfully Submitted,



Anna Savastano

Farmington Village Center Committee - Talking Points for RFI

- The purpose of this discussion is to permit staff to author an RFI document that truly reflects the consensus of the Town.
- We are currently in the process of preparing a Request for Interest in order to solicit proposals from developers interested in partnering with the Town to develop the Parsons property in a manner that suits our preferences.
- We need to make sure that staff and the FVCC are on the same page when it comes to what an RFI should look like.
- Based upon the acceptance of the various studies (Dodson and Flinker, Inc., BL Companies, and the BSC Group), it appears that a low to moderate density mixed use development is preferred. This model may require the Town of Farmington to participate in the project costs, most likely through some relief in the area of property costs.
- The potential for Town participation may also vary because of the unknown factors affecting environmental conditions.
- The charge of the FVCC follows. Based upon a basic interpretation, it seems we are at step two and approaching steps 3 and 4 simultaneously. The omnipresent hold-up is the State's unwillingness to release environmental reports that will facilitate a better understating of the Town's liabilities and obligations, as well as permitting a clearer path to partnering with a preferred developer.
 1. The Committee will develop recommendations to the Town Council regarding the future use of the Parson's property including ownership, control and use.
 2. If Town Council determines ownership is in the best interest of the Town of Farmington, the Committee will identify the steps necessary to transfer the property from the State of CT to the Town of Farmington in the most expeditious and cost-effective manner and report back to the Town Council on their recommendations.
 3. If the property is transferred to the Town of Farmington, the Committee will follow up on the successful planning workshops conducted in 2015, review the findings and listen to the community to understand the types of uses for the Parsons property which would enhance the Village and report back to the Town Council on its findings.
 4. Based on those findings and direction from the Town Council, the Committee will conduct a process to identify a preferred developer to partner with the Town to secure and develop the Parsons property in a manner which complements the historic buildings and the historic district and defines the most prominent entry into Farmington as a place of high quality, beauty, and character.
 5. The Committee will recommend the preferred Developer to the Town Council for approval. Based on that approval the preferred Developer will work with the Committee on the Proposal which would then proceed through the Town Plan and Zoning process and subsequently be approved by the Town Plan and Zoning Commission.