

Minutes of the Town of Farmington  
Regular Town Council Meeting  
December 13, 2016

**Present:**

Nancy W. Nickerson, Chair  
Peter M. Mastrobattista  
Gary Palumbo  
Amy Suffredini  
Meredith A. Trimble  
John Vibert

Kathy Eagen, Town Manager  
Paula B. Ray, Town Clerk

**A. Call to Order**

The Chair called the meeting to order at 7:00 p.m.

**B. Pledge of Allegiance**

The Council and members of the public recited the Pledge of Allegiance.

**C. Presentations and Recognitions.**

1. Proclamation

Mr. Palumbo read the proclamation recorded with these minutes as Agenda Item C-1 in honor Mr. Joseph J. Scarrozzo.

2. Farmington High School Building Committee

Members of the Farmington High School Building Committee will be presenting three draft options for Town Council input.

3.

The Chair introduced Mr. William Wadsworth Chair of the Farmington High School Building Committee. Mr. Wadsworth introduced the members of the Building Committee in attendance and reviewed the activities of the Building Committee over the past 9 months. Mrs. Trimble, Town Council Liaison to the Building Committee thanked Mr. Wadsworth, the Committee members and Town Staff for their work on the project. Mr. Wadsworth introduced the people that had been selected to work on the project Chuck Boos from Castle, Boos Associates, Inc. the architects, Mr. Marc Sklenaka from Colliers International the owner's representative and Nelson Reese from O& G Industries the project manager. Mr. Boos reviewed the presentation recorded with these minutes as Agenda Item C-2 and answered Council questions. He was assisted by Mr. Paul Dominov, Castle Boos, Inc. Chief Designer for the project and Mr. Luke McCoy Land Scape Architect Castle Boos Inc. Mr. Sklenka ,the owner's representative answered the construction questions.

**D. Public Hearing**

There was no public hearing held.

**E. New Items**

There were no new items added to the agenda.

**F. Public Comment**

Pam Fisher of 5 Jules Court told the Council she was very pleased with the work of the Farmington High School Building Committee and thanked them for their dedication and focused efforts.

Beth Kittner of 24 Farmstead Lane told the Council she had been following the process and hoped everyone would keep an open mind on which proposal to pick to address the needs at the High School. She didn't want building a new school to be dismissed without consideration. She asked that as part of the next presentation the tax impact on the average homeowner be shown.

**G. Reading of Minutes.**

1. November 15, 2016 Regular Town Council Meeting

Motion was made and seconded (Trimble/Mastrobattista) to approve the minutes of the November 15, 2016 Regular Town Council Meeting.

Adopted unanimously.

**H. Reading of Communications and Written Appeals**

1. Sharyn Holmes and Andrea Bouchard - Senior Center Correspondence
2. Unionville Historic District and Properties Commission Correspondence

The Manager referenced the correspondence recorded with the minutes Agenda Items H-1 and H-2.

**I. Report of Committees**

1. UConn Health Committee(s)

The Chair reported the next meeting would be on January 27 2017, and Mr. Landry reported the next UCONN Transportation Committee meeting was scheduled for December 16, 2016.

2. Land Acquisition Committee

3. Green Efforts Committee

There was no report for Agenda Items I-1 or I-3.

4. Joint Town of Farmington/City of Hartford Committee

The Chair reported she had attended a meeting the previous Monday in Hartford which had been very productive and believed the project would be moving forward.

**5. Bicycle Advisory Committee**

Mr. Vibert reported the City of Hartford had received the Bronze Level status for bicycle friendliness, which created a corridor from Farmington through West Hartford to Hartford of bicycle friendly communities.

**6. Farmington Gateway Committee**

Mr. Mastrobattista reported the next meeting for the Committee was scheduled for January 3, 2017, and Mrs. Suffredini reminded the public it would be their last opportunity for input before the design phase of the project was finished.

**7. Web Page Sub-Committee**

Mr. Landry reported the website had been updated to have the Town seal as an operational icon for selection choices.

**8. Farmington High School Building Committee**

Mrs. Trimble reported that all the meetings were taped for the public to view and that there was an area on the Town website to ask questions about the project.

**J. Report of the Council Chair and Liaisons**

**1. Chair Report**

The Chair reported that she had attended a Valley Collaborative Meeting, a CCORG Meeting and a Metro Alliance Meeting at which the possibility and impact of reduced State of Connecticut funding had been discussed.

**2. Board of Education Liaison Report**

There was no report for Agenda Item J-2.

**3. Unionville Village Improvement Association Liaison Report**

Mrs. Trimble reported the UVIA was in the process of renewing the organization's mission and was looking for new members. The Chair took the opportunity to thank the Community for the support of the beautification of Unionville and Farmington centers with the Holiday Kissing Balls.

**4. Town Plan and Zoning Liaison Report**

Mr. Mastrobattista reported the Commission had approved a 12 Condominium project for the Chuck's Steak House property and believed this would be a catalyst for the new gateway development vision.

**5. Water Pollution Control Authority Report**

**6. Economic Development Commission Liaison Report**

**7. Human Relations Commission Report**

There were no reports for Agenda Items J-5 - J-7.

**8. Chamber of Commerce Report**

Mr. Landry reported the Next Business After Hours Meeting was the next evening and was Ugly Christmas Sweater night.

## 9. Other Liaison Reports

There were no other liaison reports.

### ~~K.~~ Report of Town Manager

#### State Grant Estimate Report

The Manager reported the Town was still waiting for the Revenue Sharing-Projects grant funding.

#### Transportation Safety and Improvements Study Public Meeting

The Manager reported that the CROG Transportation Safety and Improvements Study for the Farmington Medical Center area was underway and that a public informational meeting was scheduled for December 14, 2016.

#### Neglected Cemetery Grant

The Manager reported the Town had received a \$2,000 Neglected Cemetery Grant that was being used to for the Scott Swamp Cemetery.

Motion was made and seconded (Trimble/Mastrobattista) to accept the report of the Town Manager.

Adopted unanimously.

### L. Appointments

1. Plainville Area Cable TV Advisory Council (R)
2. Plainville Area Cable TV Advisory Council (R)
3. North Central Regional Mental Health Board, Inc. (Wienke)(R)
4. Building Code Board of Appeals (Hammerberg)(D)
5. Farmington Historic District Commission Alternate (Haviland)(R)
6. Housing Authority (Mason)(D)
7. Joint Green Efforts Committee (Foote)
8. Joint Green Efforts Committee (Olivo)
9. Farmington Valley Health District (Coykendall) (R)

There were no appointments made for Agenda Items L-1 through L-9.

#### 10. Farmington Valley Health District

Motion was made and seconded (Trimble/Mastrobattista) that Kathy Eagen be appointed to the Farmington Valley Health District for a three-year term beginning immediately and ending December 31, 2019.

Adopted unanimously.

#### 11. Farmington Valley Health District (Parlow) (D)

There was no appointment made for Agenda Item L-11.

### M. Old Business.

There was no Old Business conducted.

**N. New Business**

1. To disband the Web Page Committee and thank them for their work.

Motion was made and seconded (Trimble/Mastrobattista) to disband the Web Page Committee and thank them for their work.

Adopted unanimously.

2. That the taxes due on the October 1, 2015 Grand List for the property known as 8809 Settlement Road be abated.

Motion was made and seconded (Trimble/Mastrobattista) that the taxes due on the October 1, 2015 Grand List for the property known as 8809 Settlement Road be abated.

Adopted unanimously.

3. That the taxes due on the October 1, 2015 Grand List for the property known as 8885 South Ridge Road be abated.

Motion was made and seconded (Trimble/Mastrobattista) that the taxes due on the October 1, 2015 Grand List for the property known as 8885 South Ridge Road be abated.

Adopted unanimously.

4. To Award Bid # 251 "Janitorial Service at Various Town Buildings" to Choice Service Solutions, LLC of East Windsor, Connecticut at a low bid price of \$79,583.80.

Motion was made and seconded (Trimble/Mastrobattista) to award Bid #251 "Janitorial Service at Various Town Buildings" to Choice Service Solutions, LLC of East Windsor, Connecticut at a low bid price of \$79,583.80.

Adopted unanimously.

5. To approve Property Tax Refunds.

Motion was made and seconded (Trimble/Mastrobattista) to approve the following tax refunds:

<b>NAME</b>	<b>REASON</b>	<b>AMOUNT</b>
1)5 Two Mile Rd Assoc.	Adjustment	\$156.64
2)Steven Baily	Erroneous payment	\$3,367.39
3)Harold Beam	Over payment	\$235.00

4)M & R Borgia	Assessor's adjustment	\$46.12
5)Bristol Farms Assoc.	Over payment	\$156.64
6)Cab East LLC	Assessor's adjustment	\$422.34
7)CCAP Auto Lease	Assessor's adjustment	\$521.19
8)Robert Donald	Assessor's adjustment	\$263.98
9)K & S Ferraro	Assessor's adjustment	\$8.82
10)Financial Service Veh	Assessor's adjustment	\$997.25
11)Miriam Greenfield	Assessor's adjustment	\$33.83
12)Hann Auto Trust	Assessor's adjustment	\$34.83
13)Lyudmila & Pavlo Hnatyuk	Assessor's adjustment	\$176.26
14)Shawn Hoar	Over payment	\$242.05
15)Honda Lease Trust	Assessor's adjustment	\$420.93
16)Hyundai Lease Titling	Assessor's adjustment	\$692.21
17)Rajni Mishra	Assessor's adjustment	\$31.24
18)Nissan Infiniti LT	Assessor's adjustment	\$971.11
19)Jane Paquet	Assessor's adjustment	\$58.55
20)S & L Preleski	Assessor's adjustment	\$5.39
21)Viturino Sarmento	Assessor's adjustment	\$38.77
22)SCB Holdings LLC	Assessor's adjustment	\$313.28
23)Toyota Lease Trust	Assessor's adjustment	\$222.35
24)L & D Turner	Assessor's adjustment	\$27.17
25)USB Leasing LT	Assessor's adjustment	\$246.33
26)Vault Trust	Assessor's adjustment	\$2,038.36
	<b>TOTAL:</b>	<b>\$11,728.03</b>

Adopted unanimously.

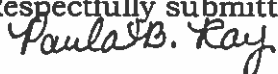
**O. Executive Session**

There was no Executive Session held.

**P. Adjournment**

Motion was made and seconded (Trimble/Mastrobattista) to adjourn the meeting at 9:42 p.m.

Adopted unanimously.

Respectfully submitted,  


Paula B. Ray, Clerk

## TOWN OF FARMINGTON PROCLAMATION

WHEREAS, Joseph J. Scarrozzo was born on December 10, 1916, and was raised in New Britain, CT, and was chosen to study art under Sanford Low at the New Britain Art League, and;

WHEREAS, Joseph J. Scarrozzo won a national art competition in 1932 and received a four-year scholarship to the Vesper George School of Art in Boston, and;

WHEREAS, Joseph J. Scarrozzo returned to New Britain in 1933 to provide for his four sisters and widowed mother during the Great Depression, and;

WHEREAS, Joseph J. Scarrozzo worked as a muralist from 1936 to 1939 with Sanford Low and Walter Korder, and for the Workers Progress Administration under President Franklin Delano Roosevelt, and;

WHEREAS, Joseph J. Scarrozzo spent several years working as a laborer at Stanley Works in New Britain and was later employed at Pratt & Whitney Aircraft for many years, and;

WHEREAS, Joseph J. Scarrozzo married Angelina Maria Latina in 1944, moving to Farmington and into the home he built in 1955 where together they raised six children: John, Robert, Anthony, Thomas, Jean, and Joan, and;

WHEREAS, Joseph J. Scarrozzo was a loyal member and past president of the New Britain Art League, and lifetime member of the Connecticut Water Color Society as well as the New Haven Paint and Clay Club, and;

WHEREAS, Joseph J. Scarrozzo has several works residing in the permanent collections of the Wadsworth Atheneum Museum of Art and New Britain Museum of American Art.

NOW THEREFORE, the Town of Farmington Town Council hereby wishes Joseph J. Scarrozzo a very happy 100<sup>th</sup> birthday and officially declares December 13<sup>th</sup> as "Joseph Scarrozzo Day" in Farmington.

Dated at Farmington, Connecticut this 13<sup>th</sup> day of December, 2016.

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Nancy W. Nickerson  
Chair, Farmington Town Council

# Farmington High School Building Project



**Farmington High School ~ 3 CONCEPTUAL OPTIONS**

**December 13, 2016 - PROGRESS**



# IDEAL LEARNING ENVIRONMENTS

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The following design qualities emerged as essential elements of the ideal learning environment:

**LIGHT** – open spaces, visibility, connection to the outdoors, and natural light;

**FLEXIBILITY** – furniture and spaces that are multi-purpose, adaptable, moveable;

**INDEPENDENCE** – space that fosters persistence, self-direction, choice and curiosity;

**COLLABORATION** – places where students can interact and spontaneously work together, share ideas and work products;

**REFLECTION** – furniture and spaces that offer quiet places for contemplation and introspection;

**CREATIVITY** – a technology-rich, imagination-rich environment to foster a maker mindset;

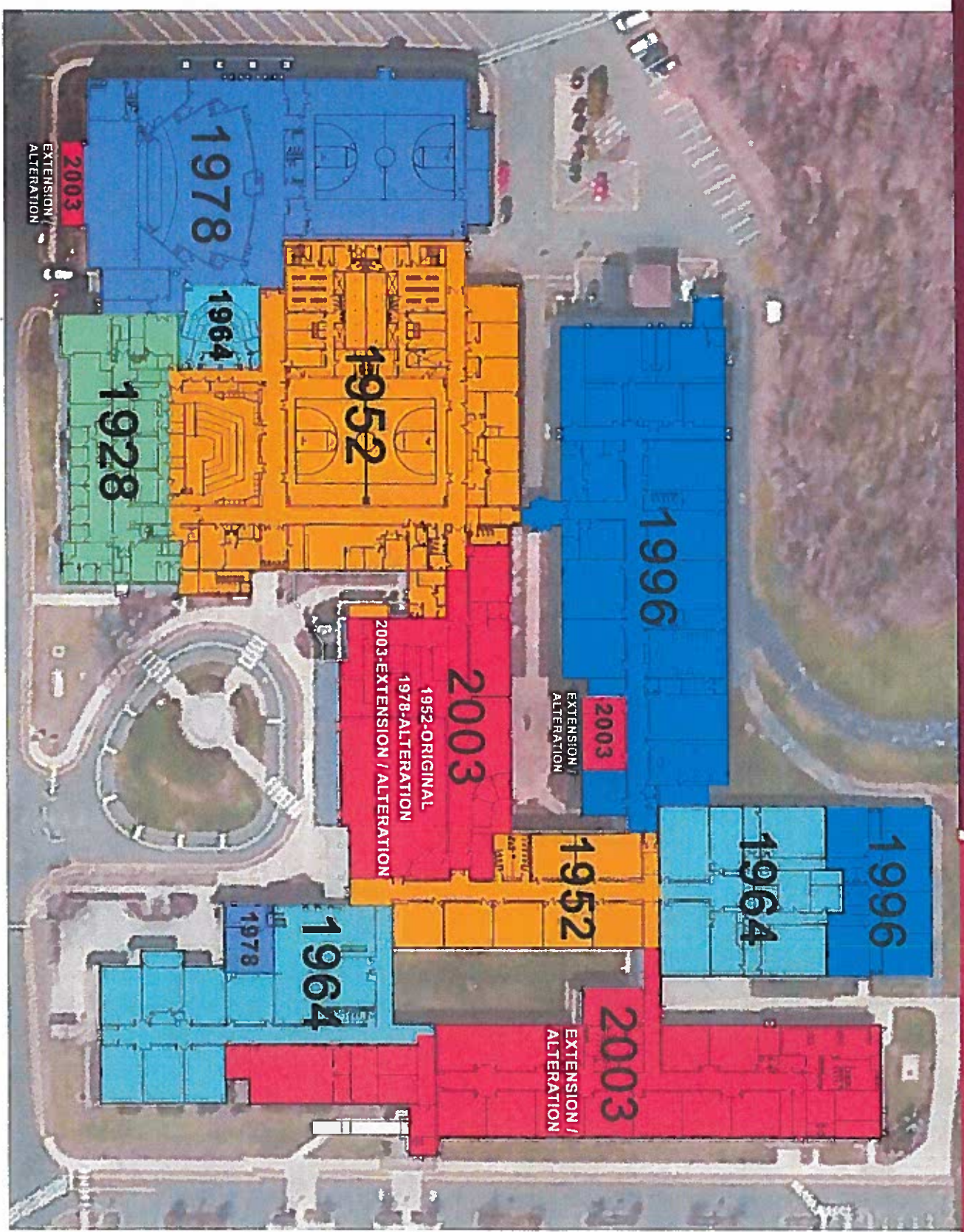
**EXHIBITION** – public places for work in progress and final products to be displayed and presented for feedback and critique; and

**JOYOUS** – a school that is safe, warm, welcoming and nurturing for all learners. These design qualities may be used to guide our thinking as we look forward into the future of our school facilities here in Farmington.



# FHS ADDITIONS

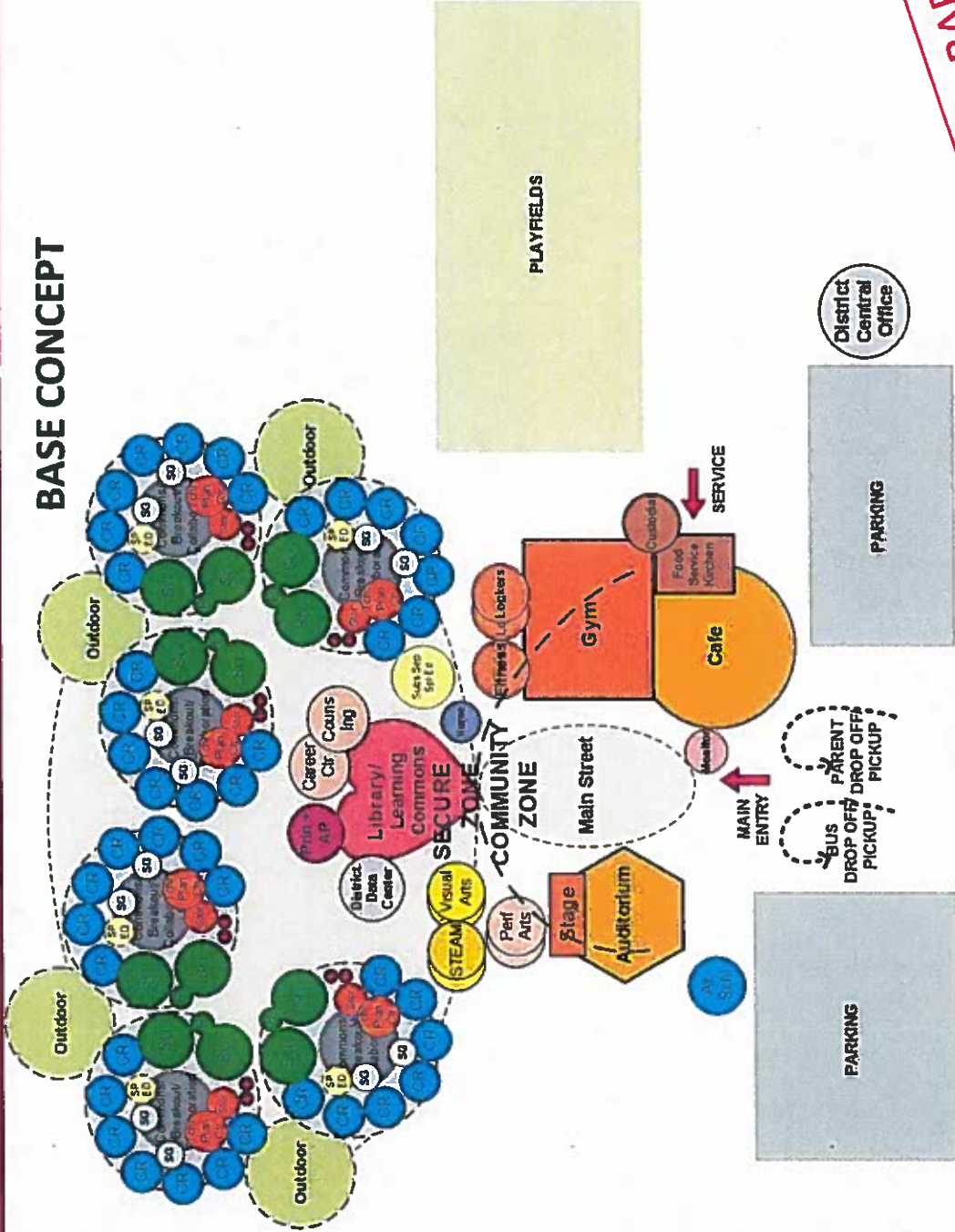
**KAESTLE BOOS**  
Associates, Inc





# RELATIONSHIP DIAGRAM

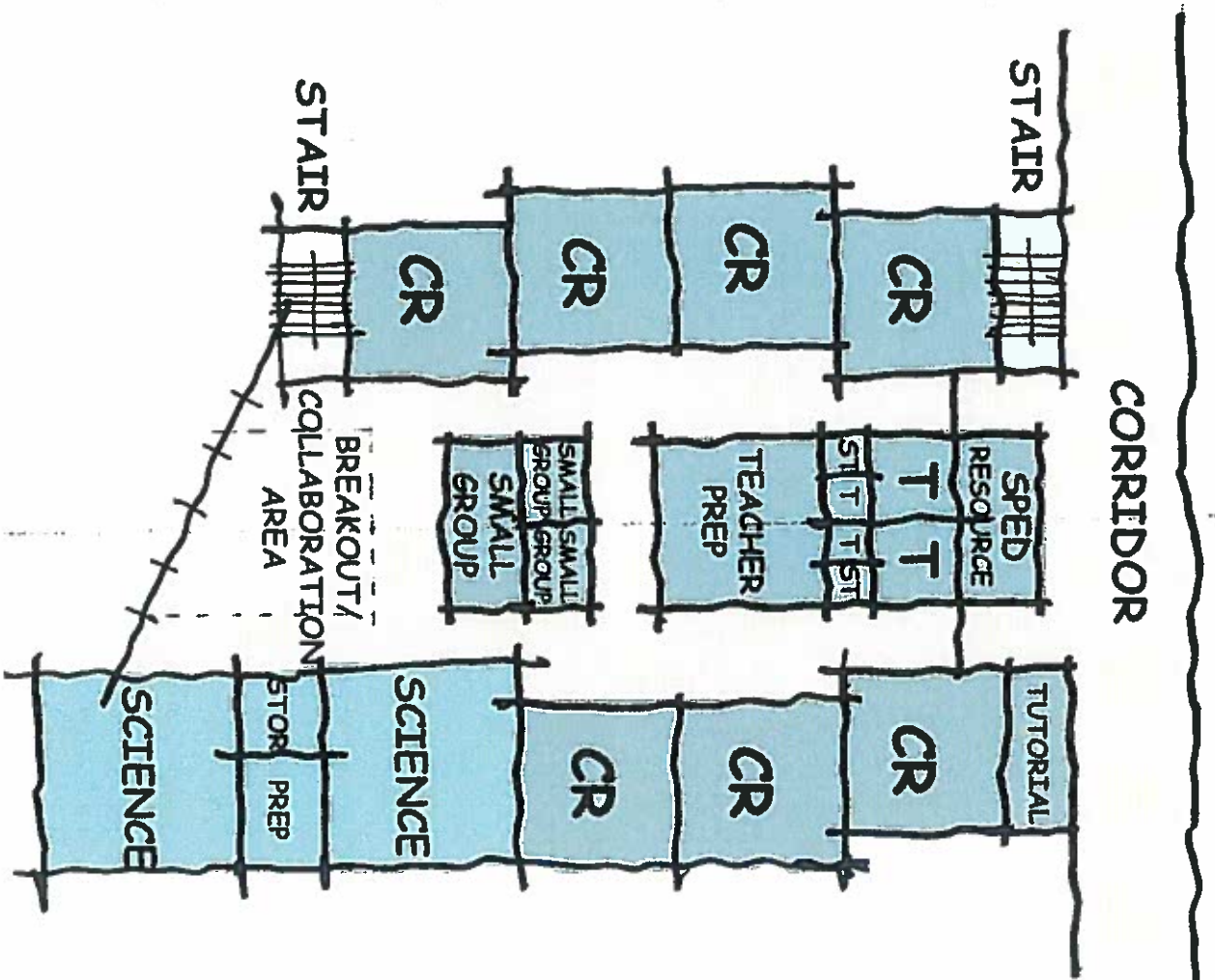
## BASE CONCEPT



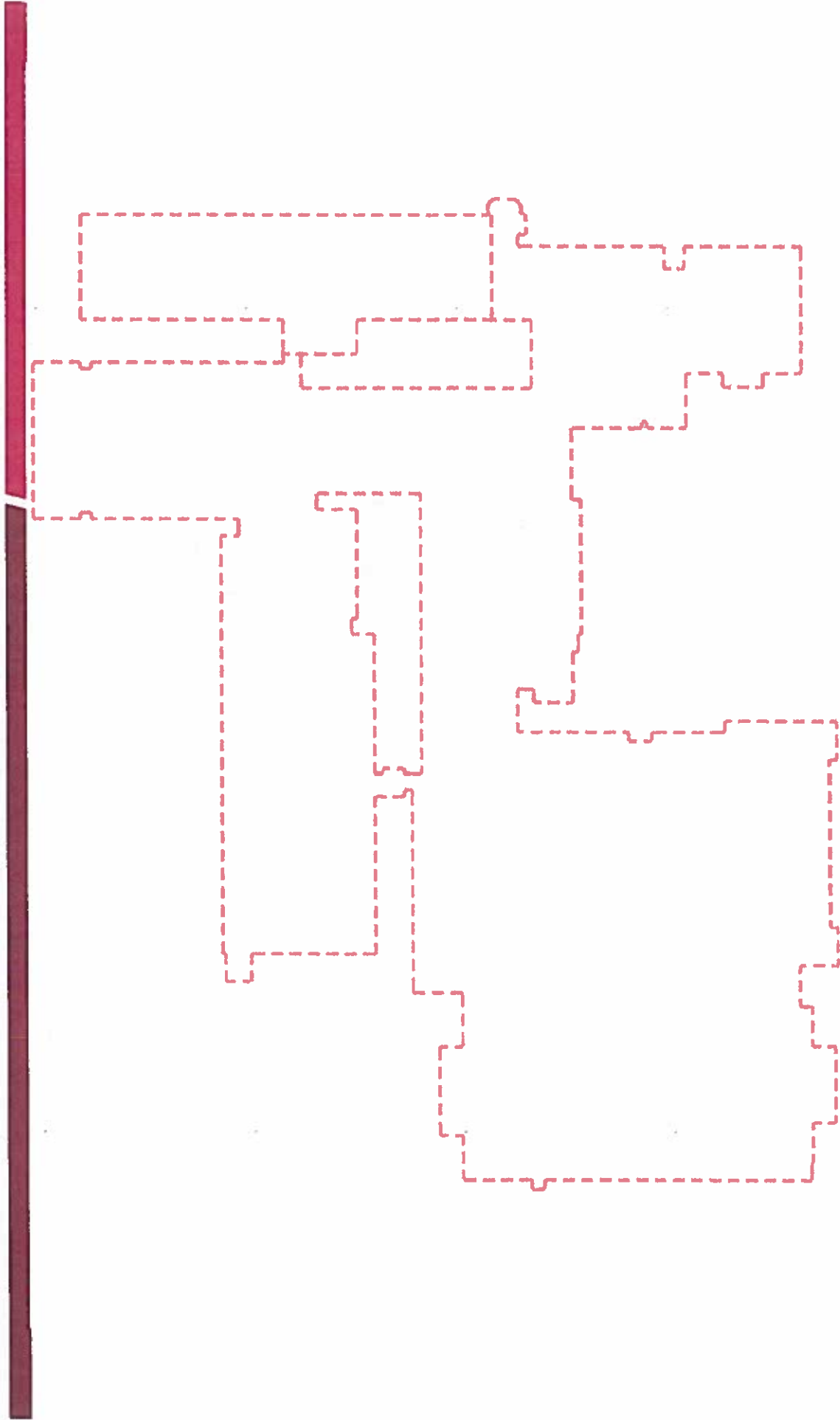
**FARMINGTON HIGH SCHOOL  
OVERALL BUILDING RELATIONSHIP DIAGRAM**

Not all spaces shown  
Number of Classrooms not determined

# TYPICAL CLASSROOM CLUSTER



# EXISTING BUILDING

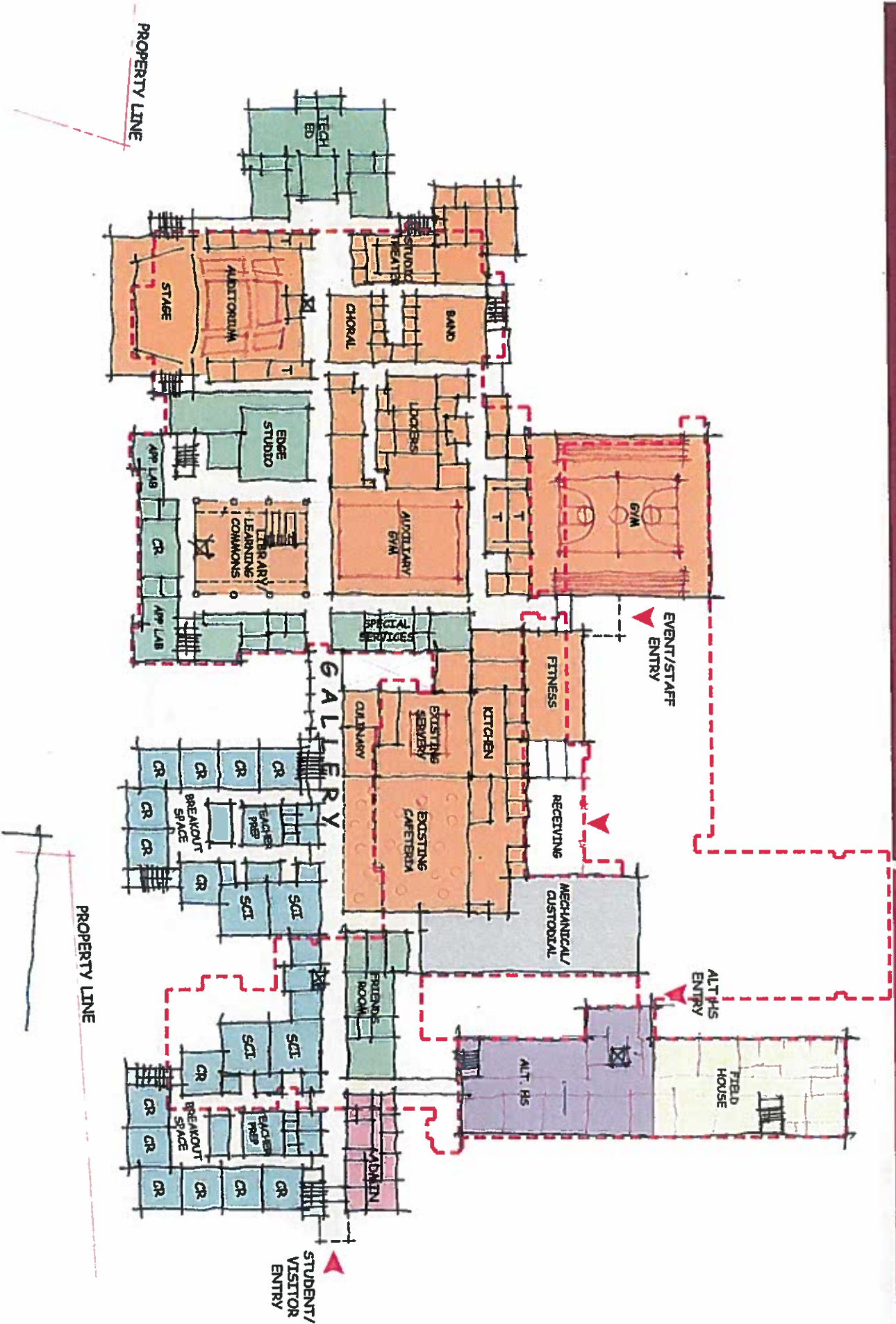


*Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.*

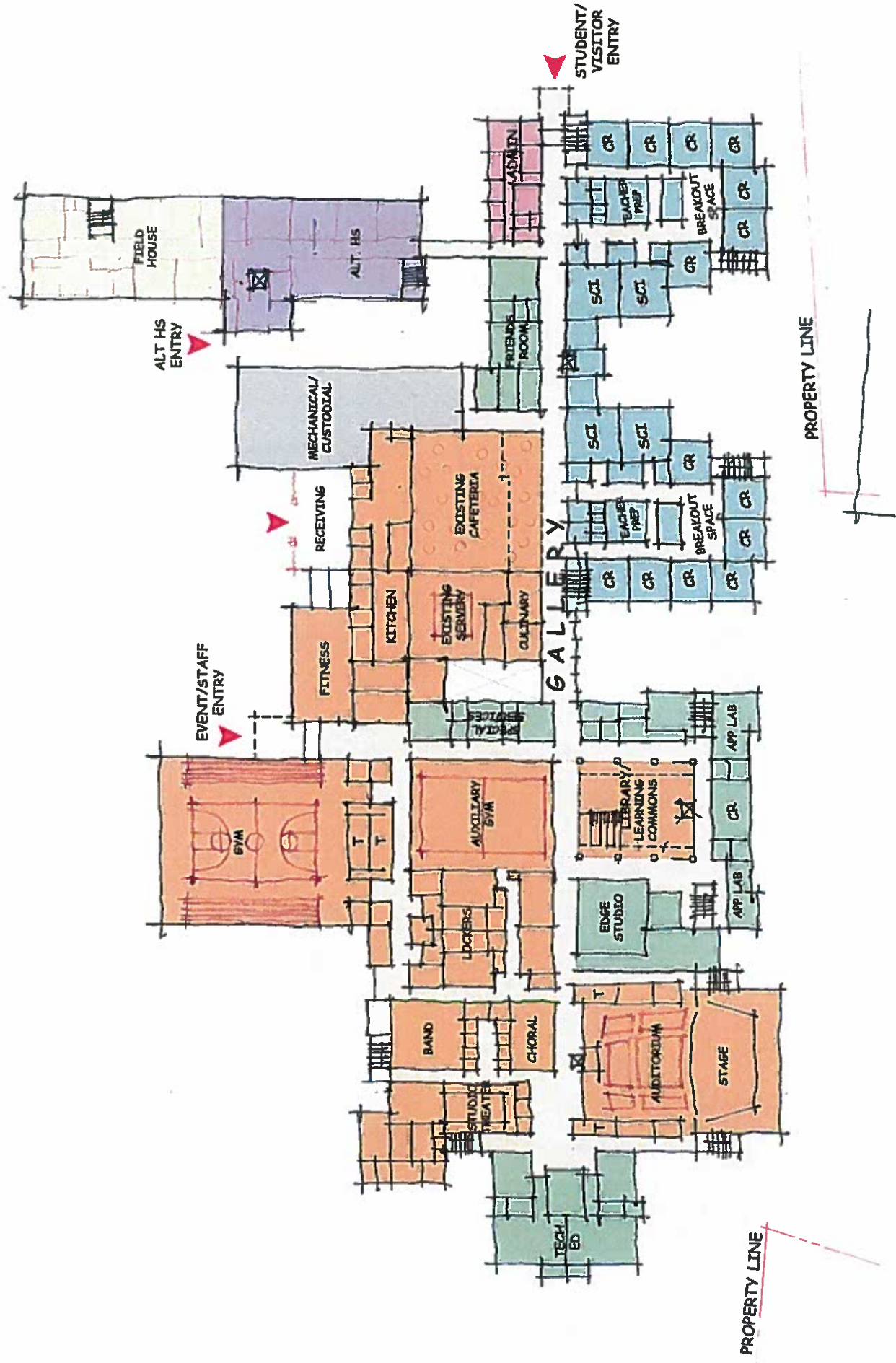


# OPTION A - MAIN LEVEL

**KAESTLE BOOS**  
Associates, Inc



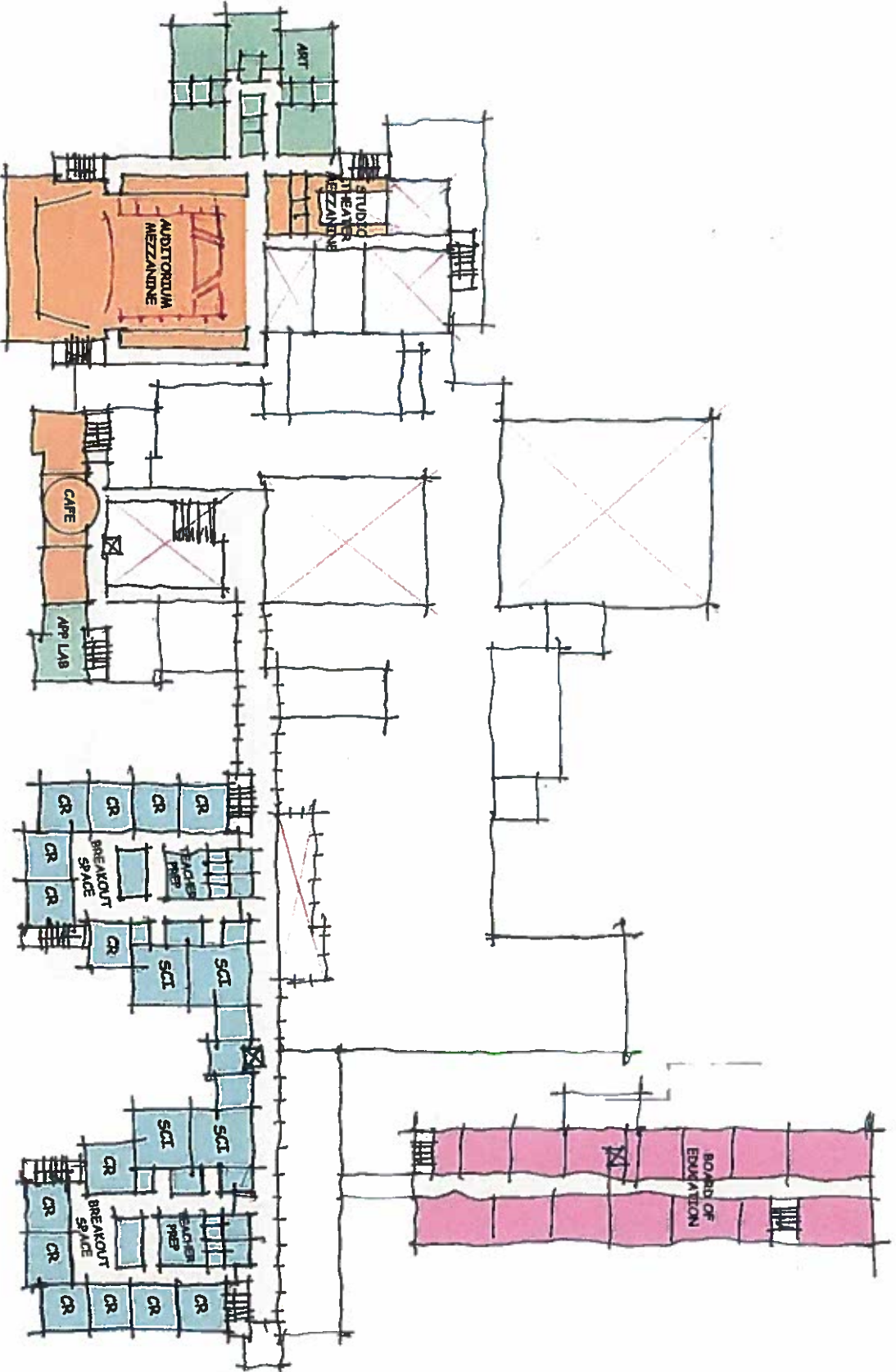
# OPTION A - MAIN LEVEL





# OPTION A - SECOND LEVEL

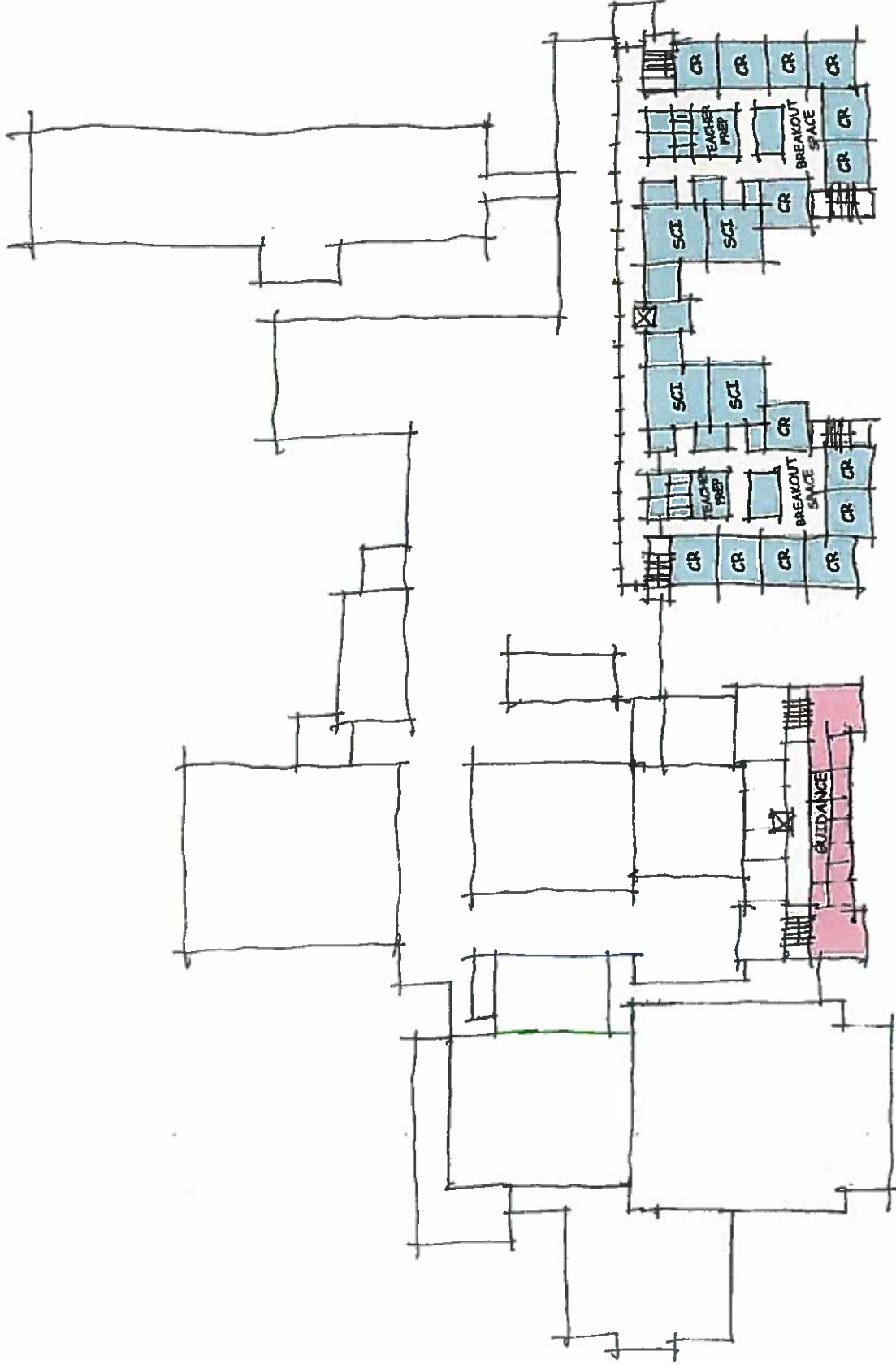
**KAESTLE BOOS**  
ASSOCIATES, INC



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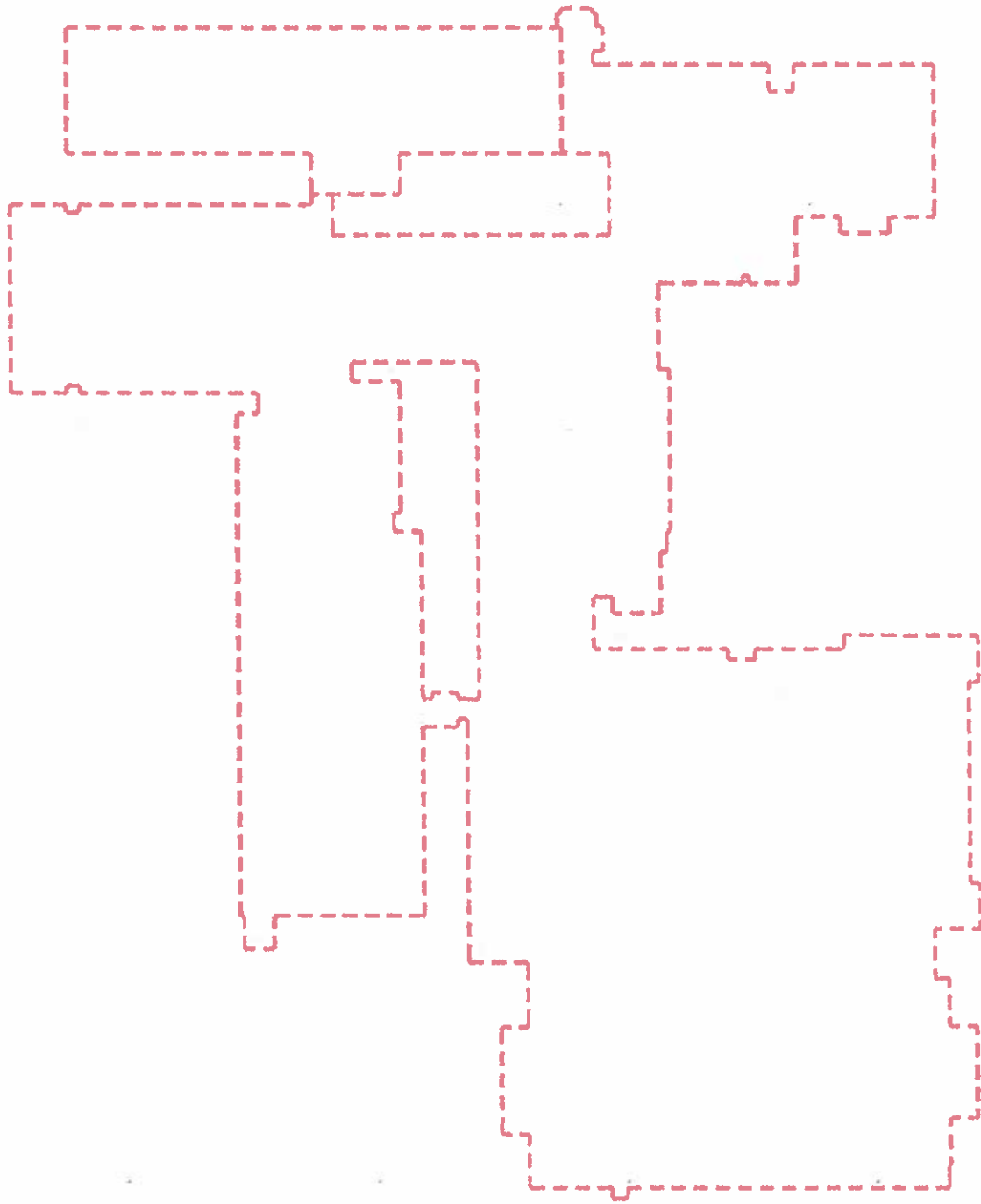
# OPTION A - THIRD LEVEL



Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.



# EXISTING BUILDING

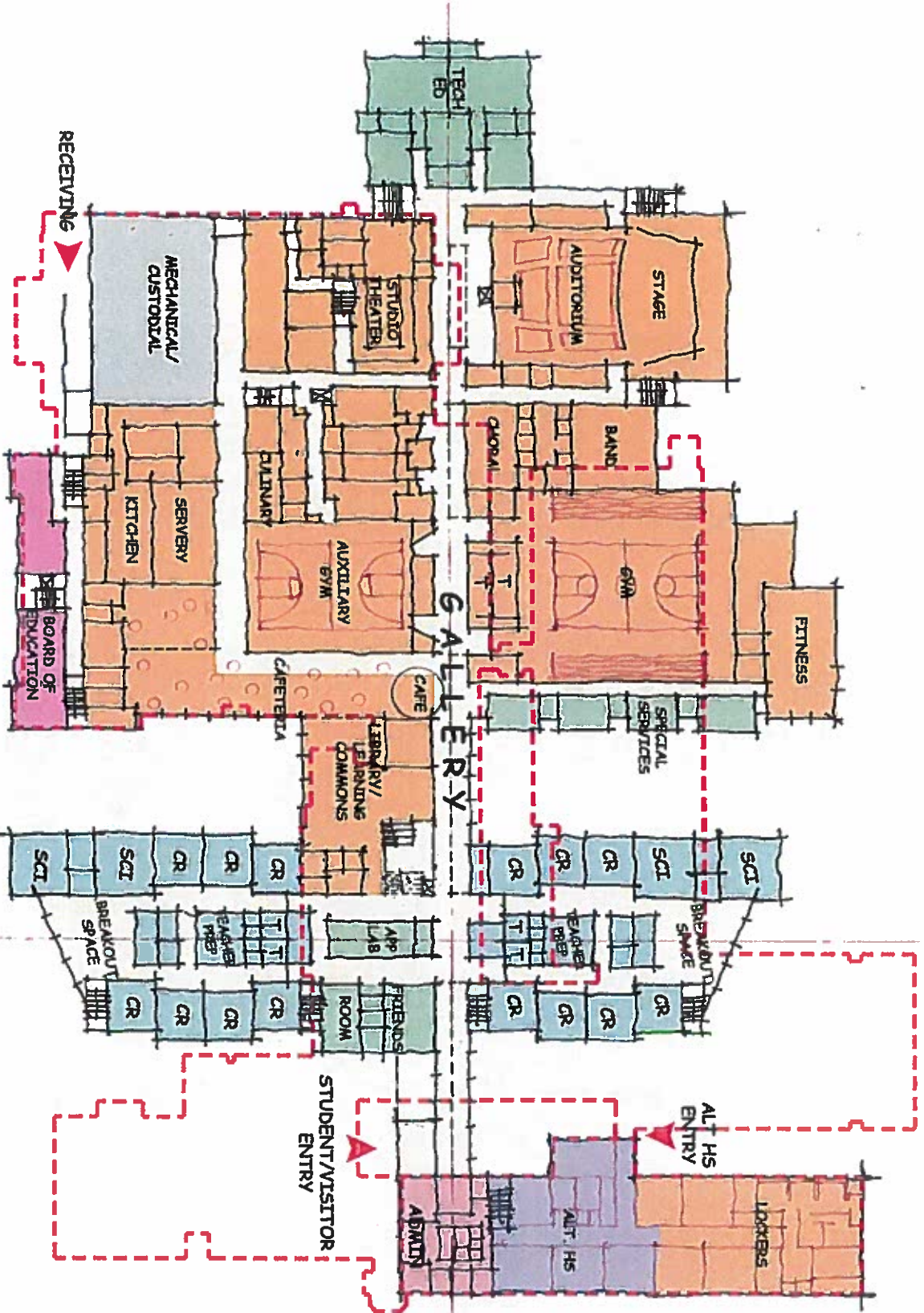


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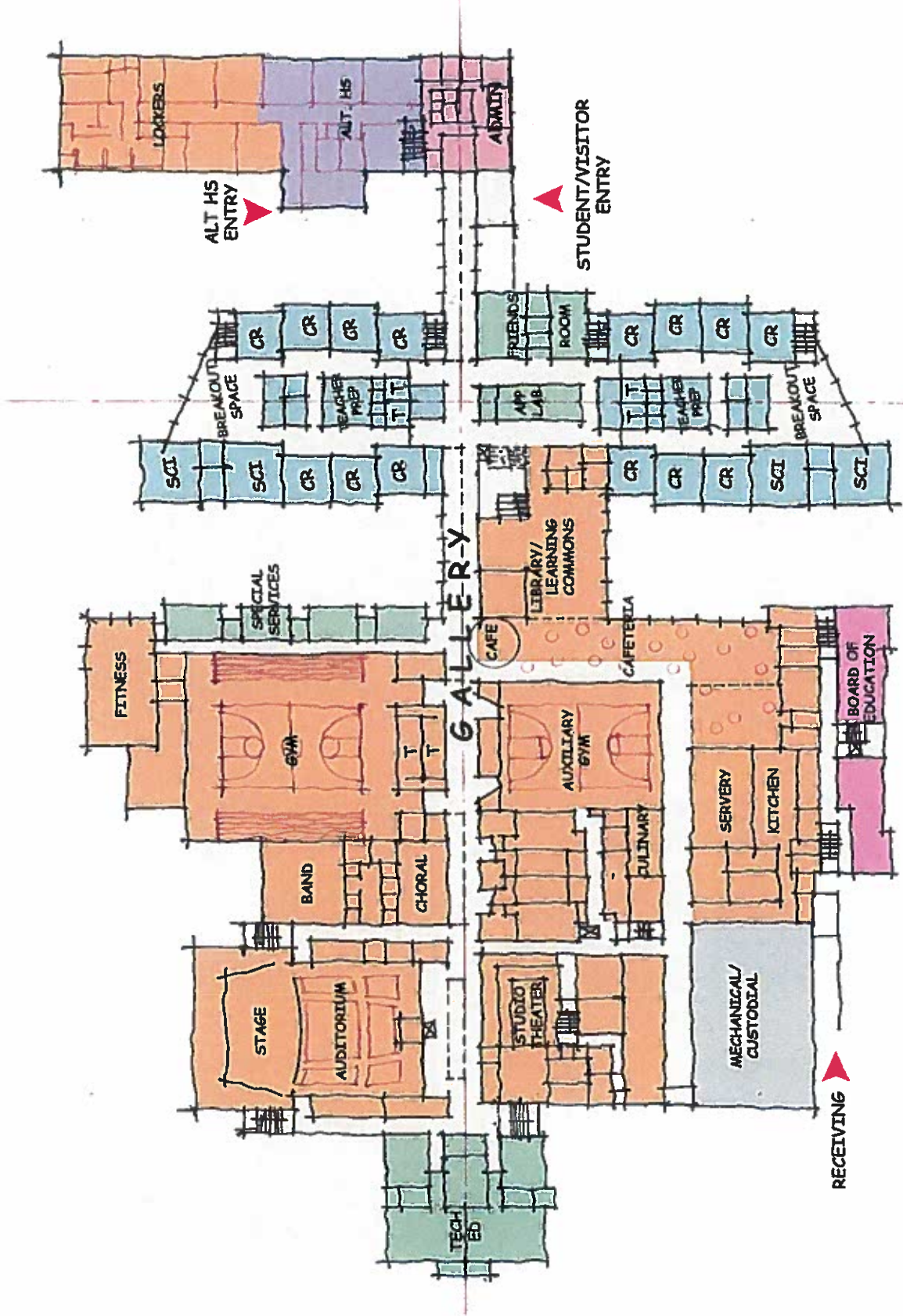


# OPTION B - MAIN LEVEL

KAESTLE BOOS  
associates, inc



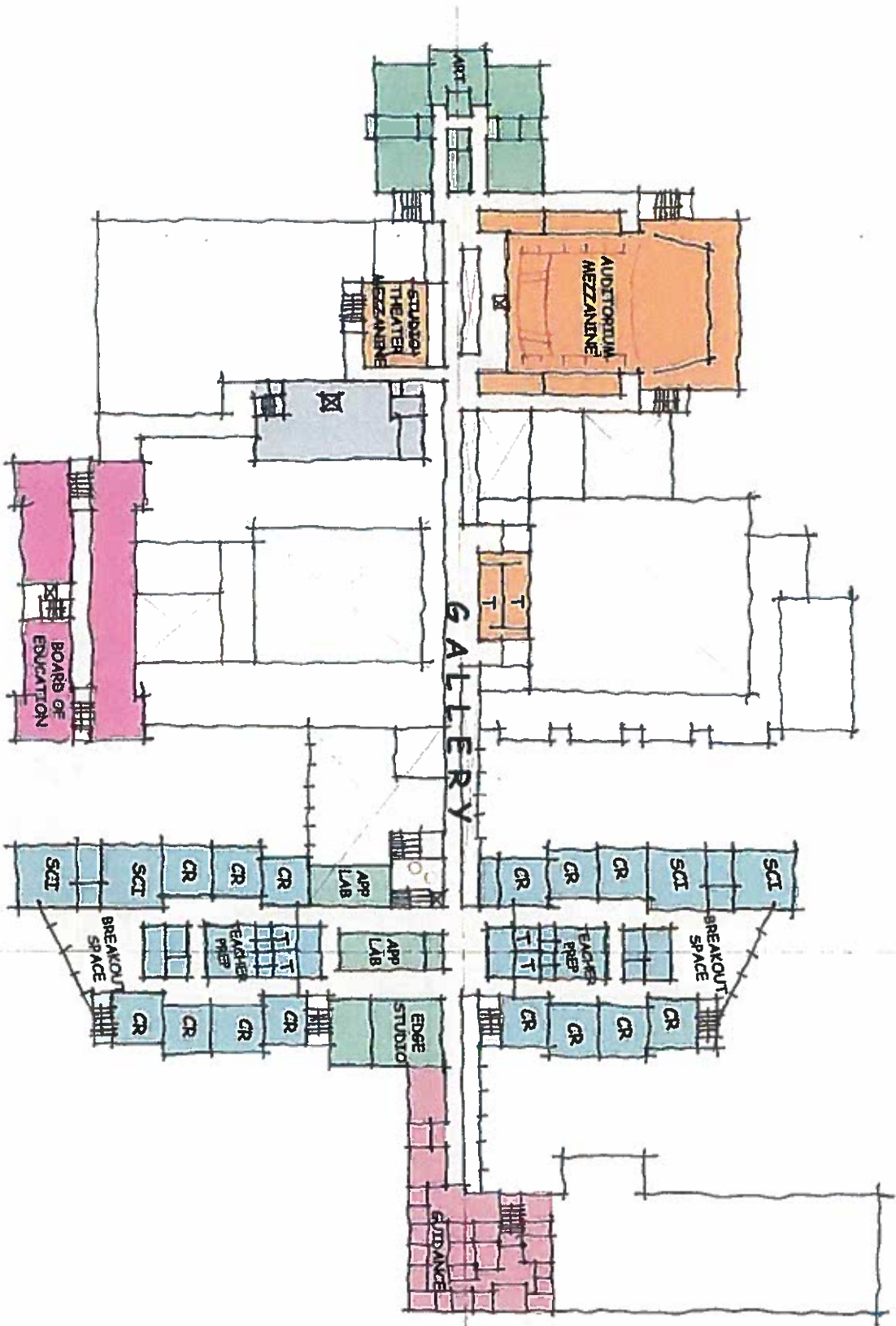
# OPTION B - MAIN LEVEL





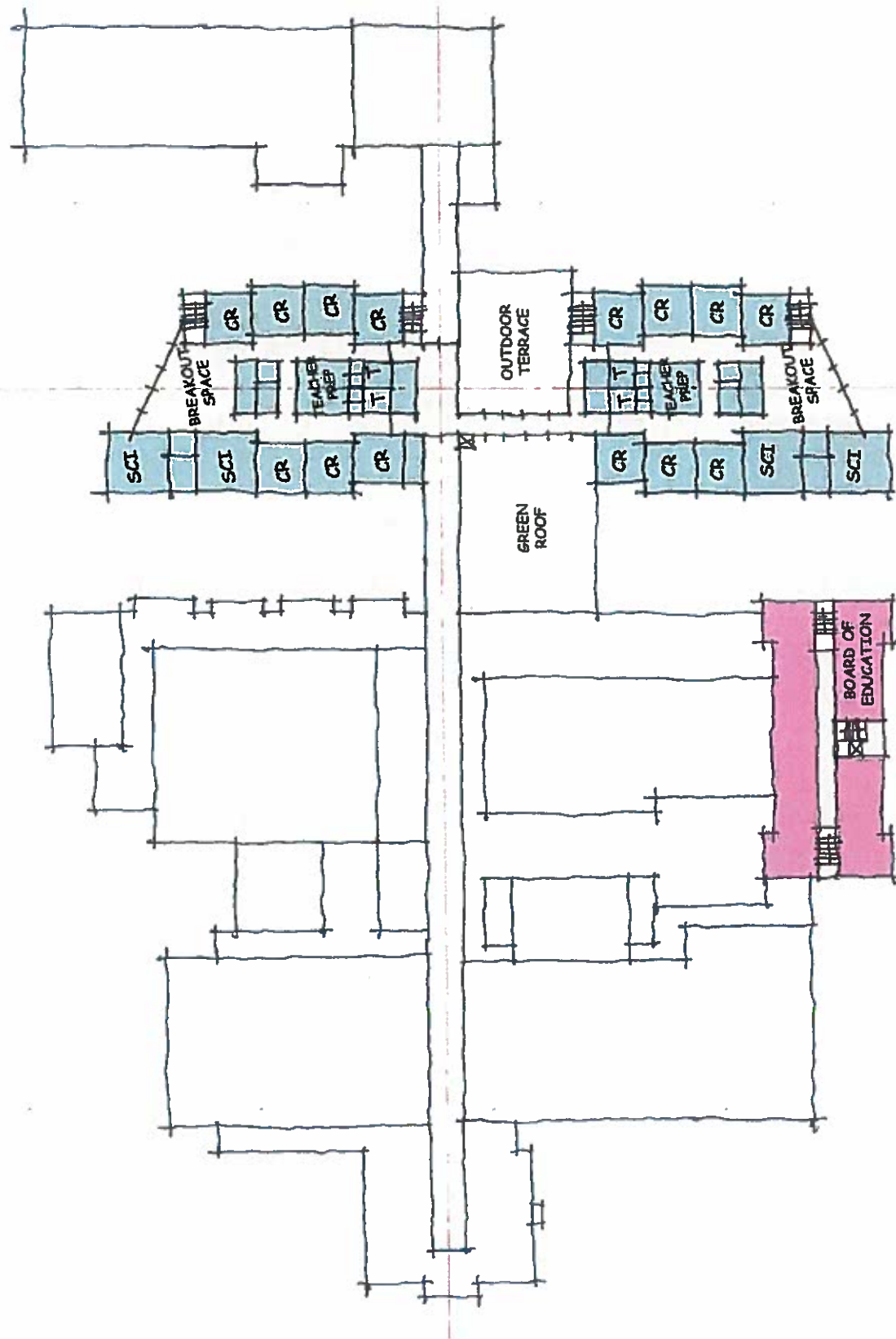
# OPTION B - SECOND LEVEL

KAESTLE BOOS  
associates, inc



Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.

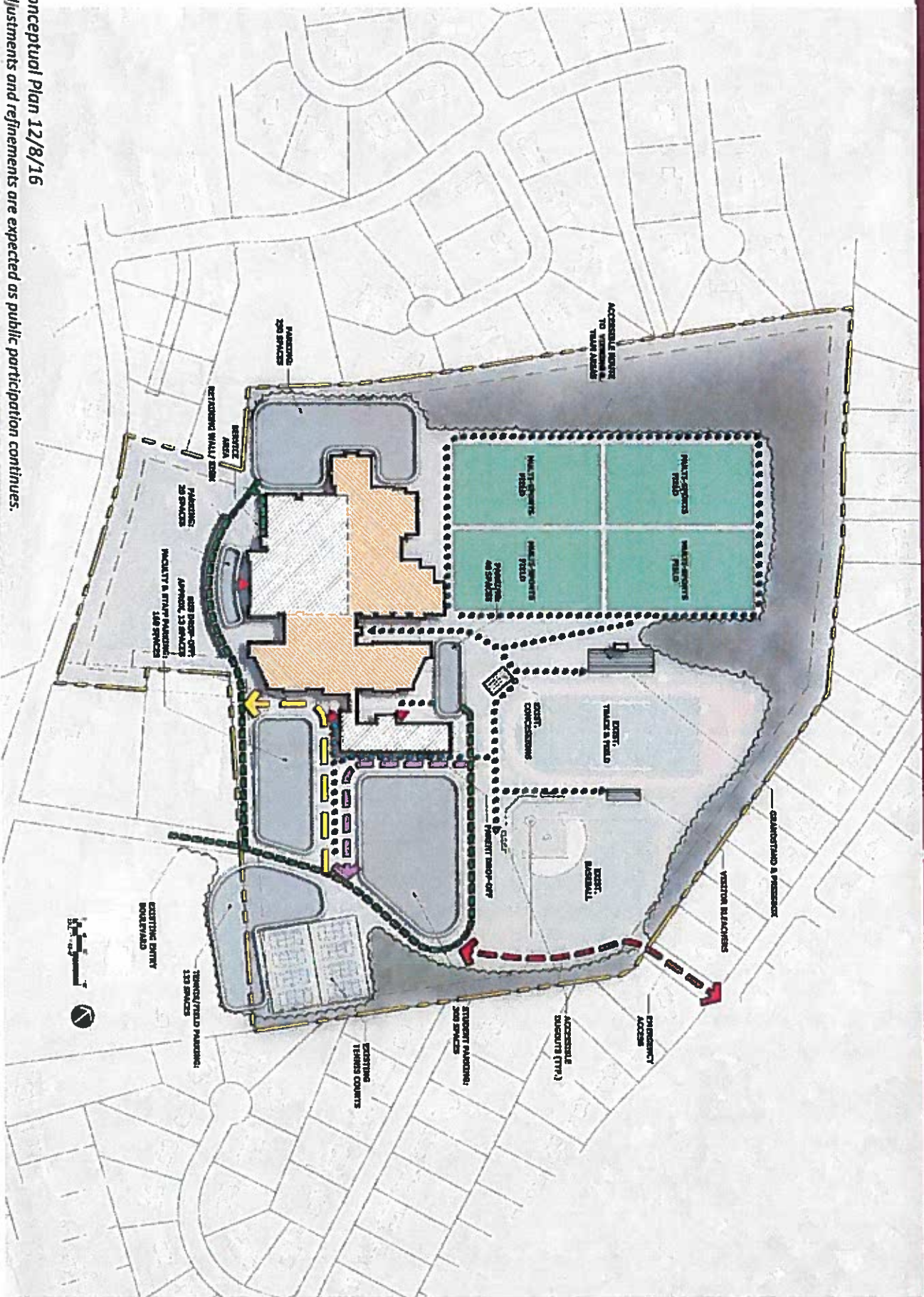
# OPTION B - THIRD LEVEL



Conceptual Plan 12/8/16  
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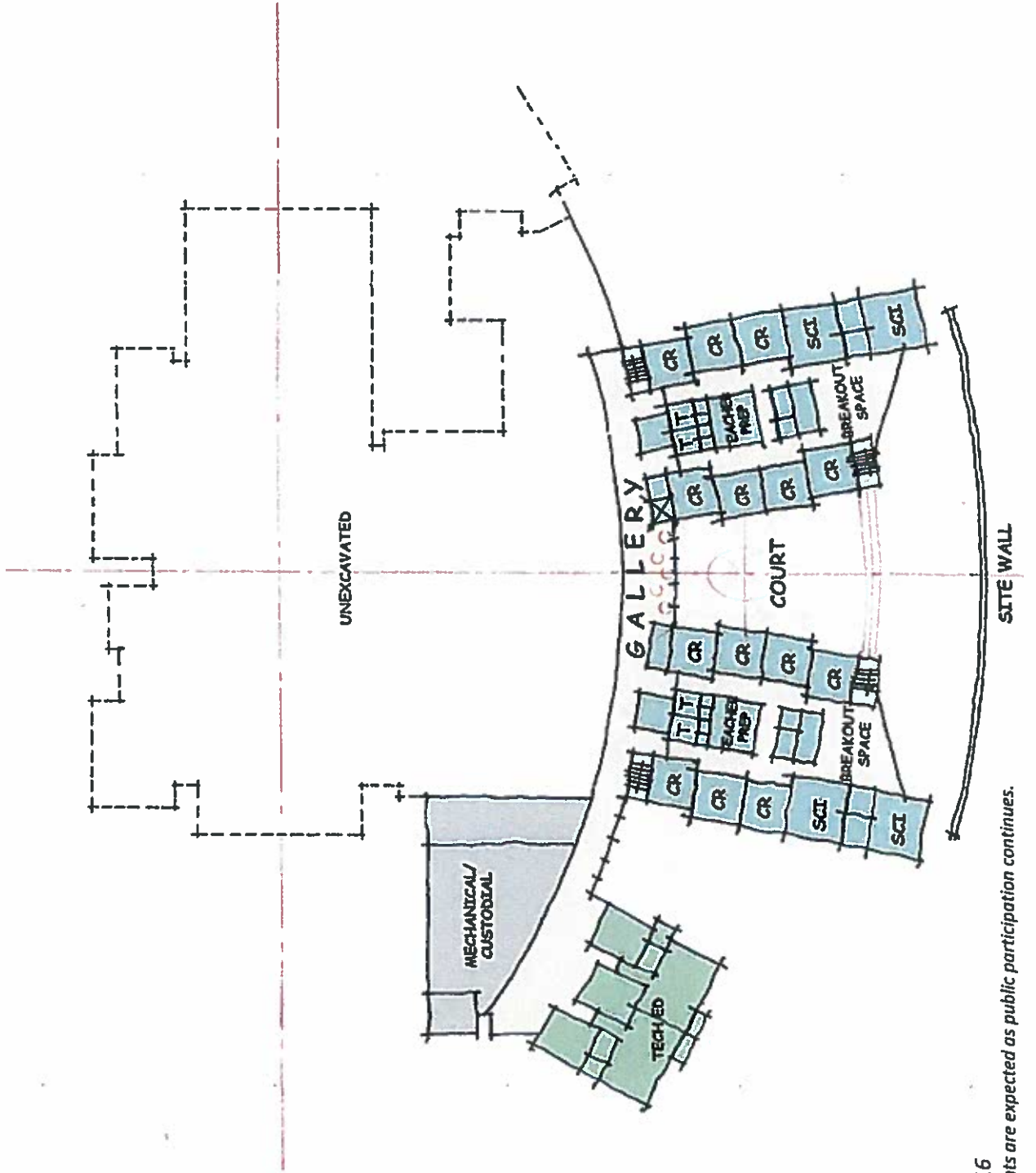
# OPTION B - SITE



Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.

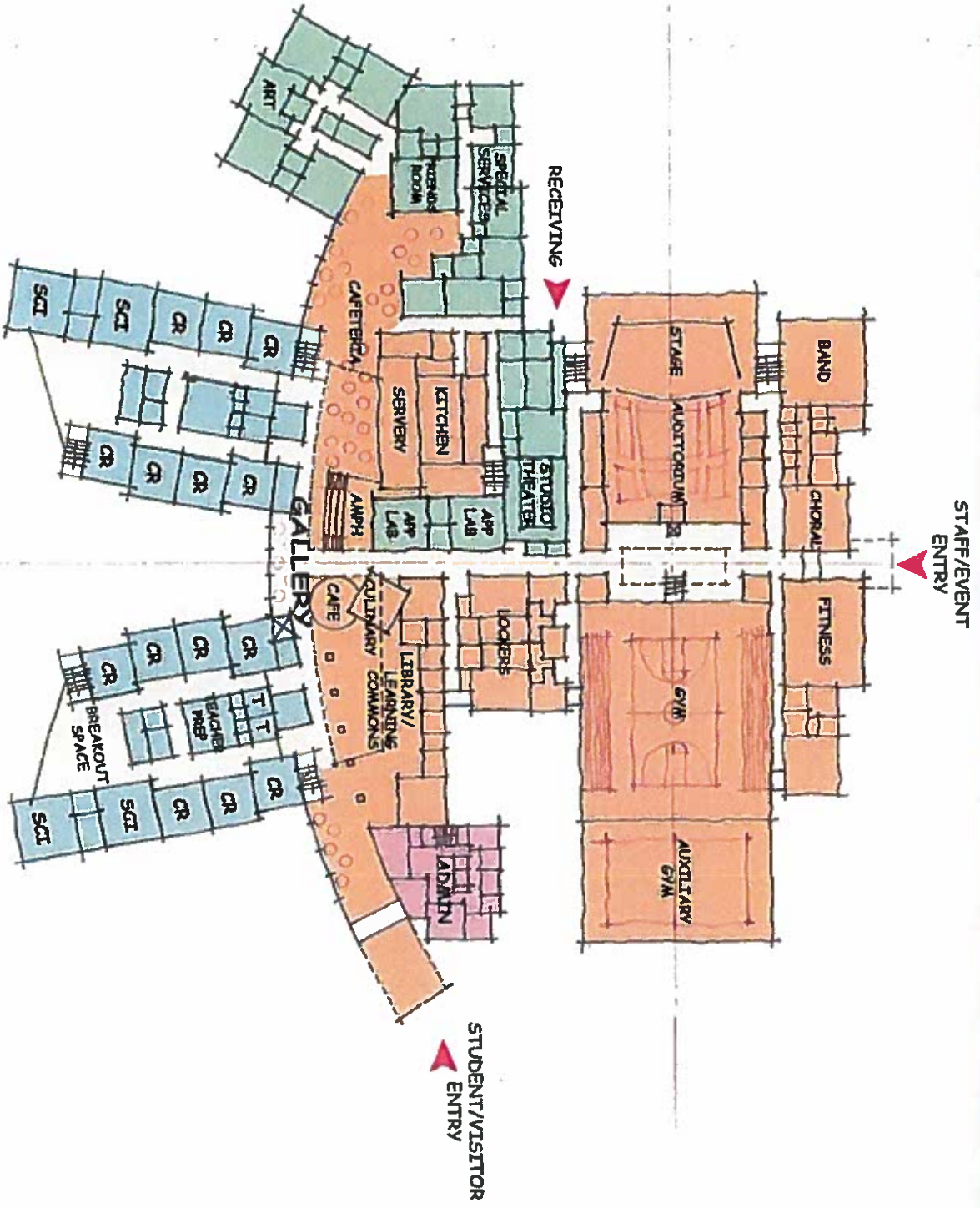


# OPTION C - LOWER LEVEL

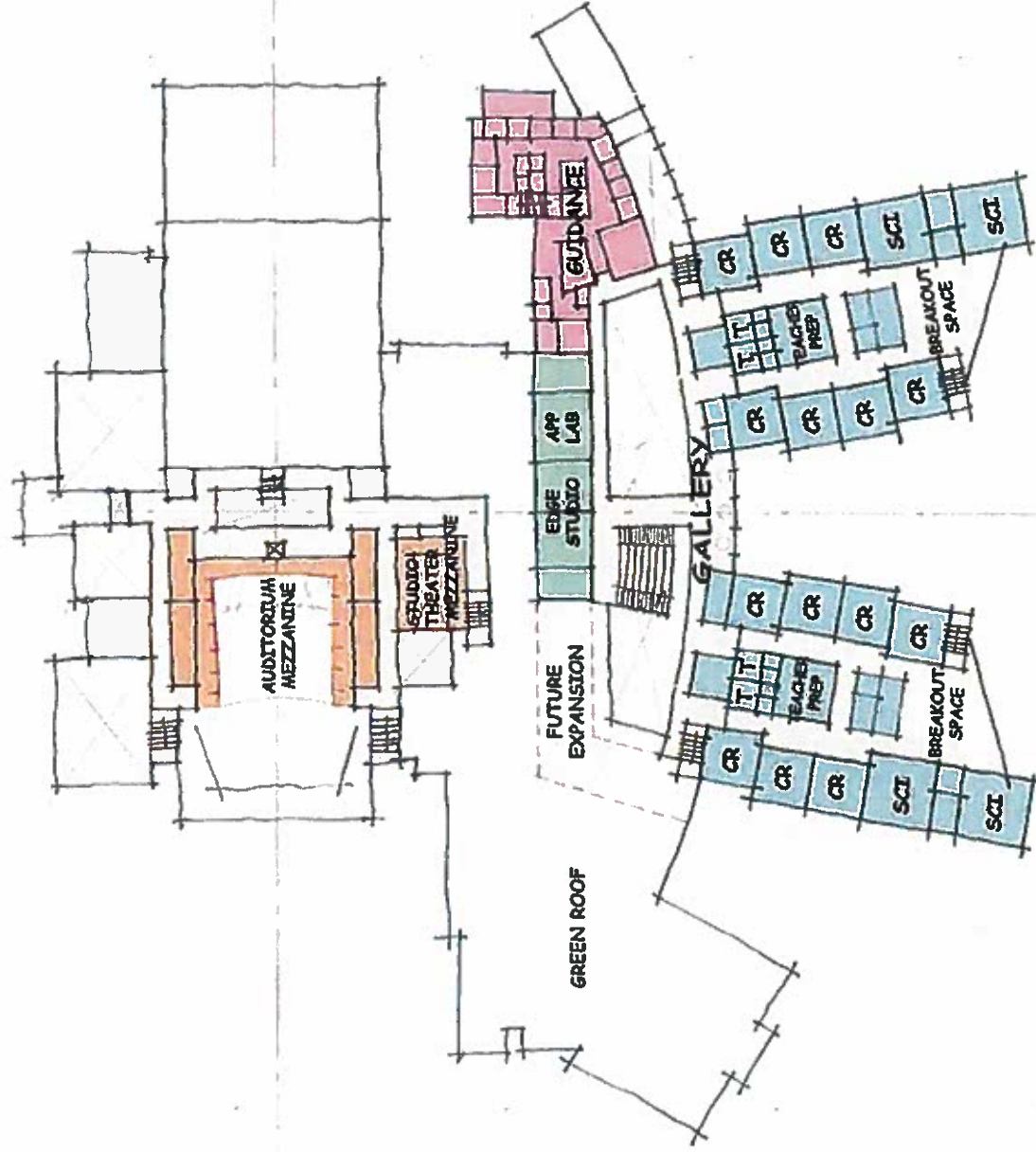


Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.

# OPTION C -- MAIN LEVEL



# OPTION C – UPPER LEVEL



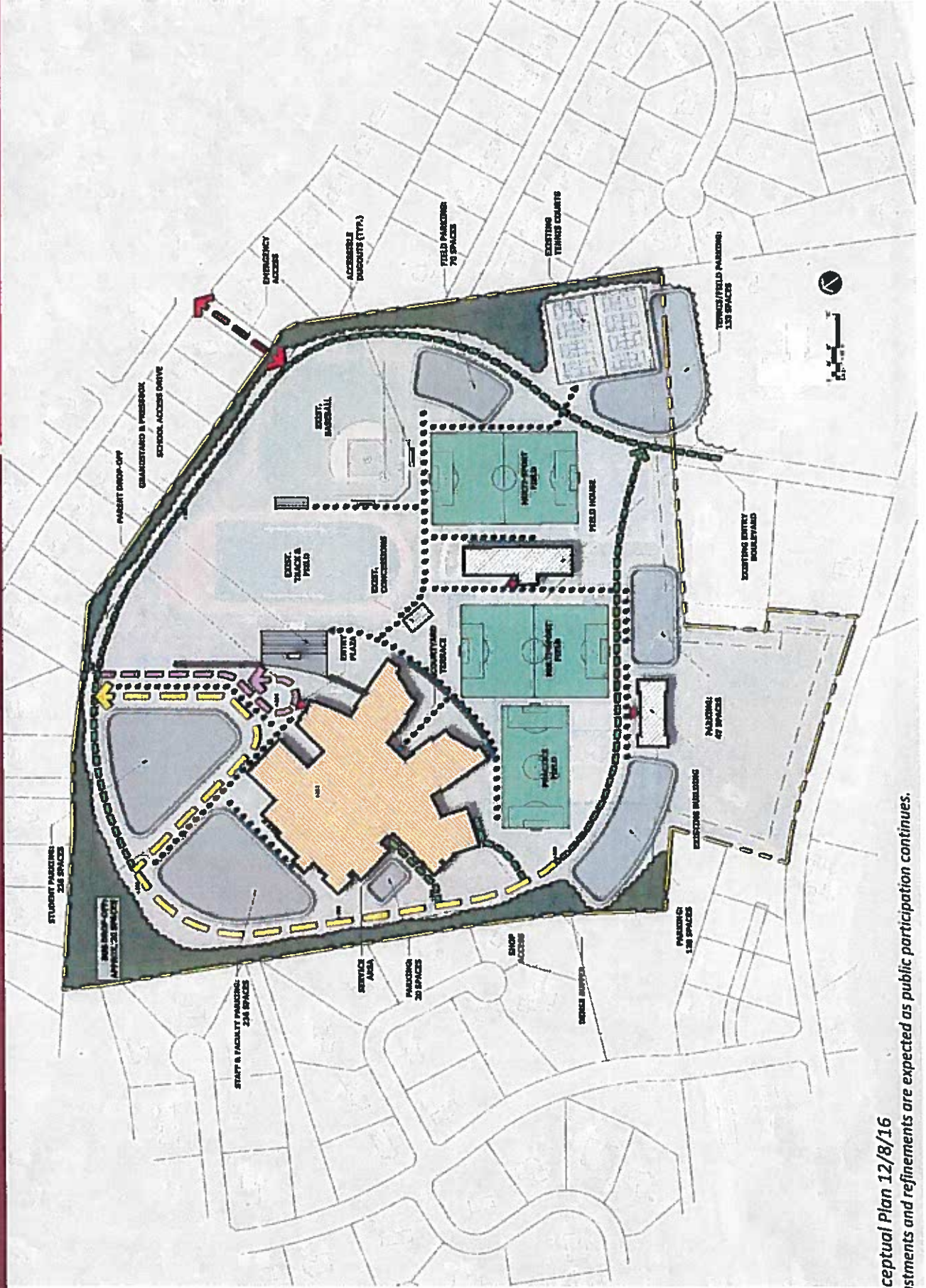
Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.







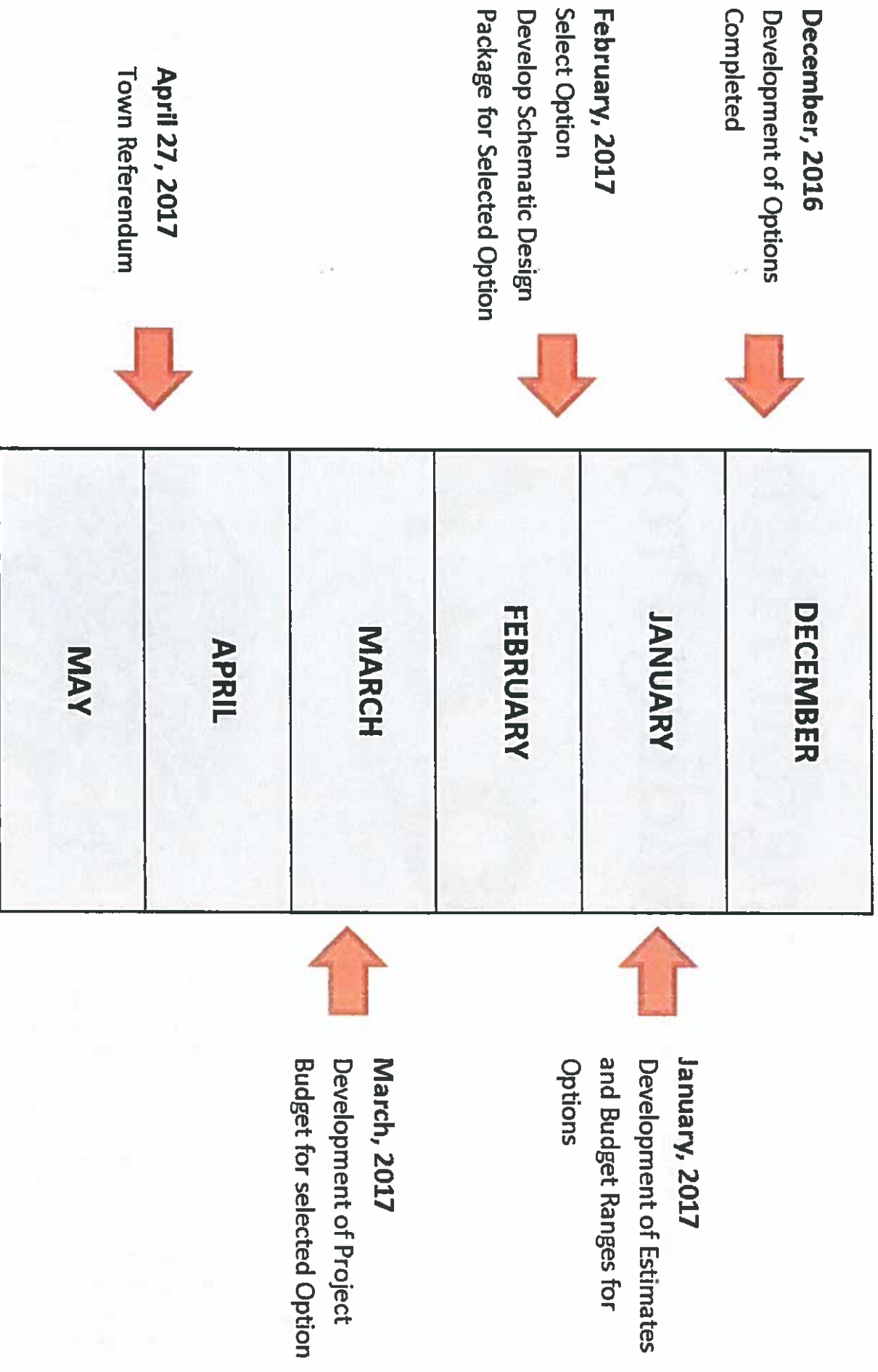
# OPTION C - SITE



Conceptual Plan 12/8/16  
Adjustments and refinements are expected as public participation continues.

# FHS BUILDING PROJECT - PRE-REFERENDUM SCHEDULE

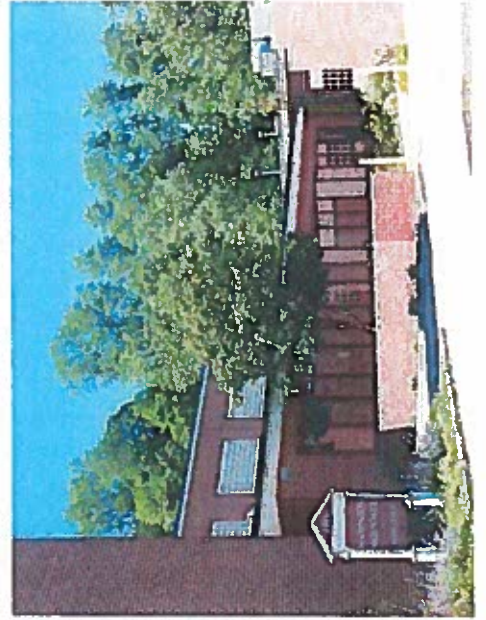
**KAESTLE BOOS**  
associates, inc





# Farmington High School Building Project

## Q & A



**Farmington High School Building Committee**  
**Summary of Existing Conditions**  
*www.fhsbuildingproject.org*

**Infrastructure deficiencies at Farmington High School are significant, including, but not limited to:**

**STATE AND FEDERAL REQUIREMENTS:**

- The building and athletic fields do not meet numerous state and federal codes including the Americans with Disabilities Act (ADA Accessibility)

**SECURITY:**

- Security issues include more than 23 points of entry into the school and no easily identifiable main entry

**FACILITY INFRASTRUCTURE:**

- Non-efficient and aging HVAC, mechanical, electrical and plumbing systems which are at the end of their useful life
- Building envelope and insulation are insufficient causing indoor temperatures to fluctuate with a lack of reliable heat as well as excessively warm learning spaces throughout the school year
- Inefficient building layout and old systems creating high annual energy costs
- Recurring maintenance issues requiring frequent planned as well as unanticipated major repairs
- Deteriorating masonry in the 1928 building

**The existing Farmington High School (FHS) facility does not fully support a collaborative, rigorous, innovative education for which the Farmington Public Schools (FPS) are known. Issues include:**

**ACCREDITATION:**

- The New England Association of Schools and Colleges (NEASC) placed FHS on *warning* for one of the accreditation standards, *Community Resources for Learning*.
- According to NEASC, facility and space issues are constraining the implementation of curriculum and instruction and there is a lack of full compliance with state and federal laws related to the facility at FHS

**INADEQUATE FACILITY LAYOUT AND SPACE IMPACTING TEACHING, LEARNING AND PROGRAMMING:**

- Undersized spaces including the auditorium, cafeteria, media center, and some science classrooms
- High daily classroom usage strains the facility and limits current and future programs
- Lack of collaborative work spaces to support curriculum, instruction and programming
- One story layout creates inefficient student traffic flow during the school day
- Sprawling facility due to multiple additions since 1928 does not align to or fully support existing and future curriculum, instruction and programming



## Farmington High School Building Committee Important Meeting Dates & Project Information

### Important Meeting Dates

Presentation of Preliminary Design Concepts to Board of Education	December 12, 2016
Presentation of Preliminary Design Concepts to Town Council	December 13, 2016
Selection of a Preferred Concept (Building Committee)	January 25-27, 2017
Selection of a Preferred Concept (Town Council)	February 1-3, 2017
Community Meeting on Preferred Option	February 9, 2017
Town Council Approval	April 6-7, 2017
Annual Town Meeting	April 17, 2017
Referendum Vote	April 27, 2017

### Project Information

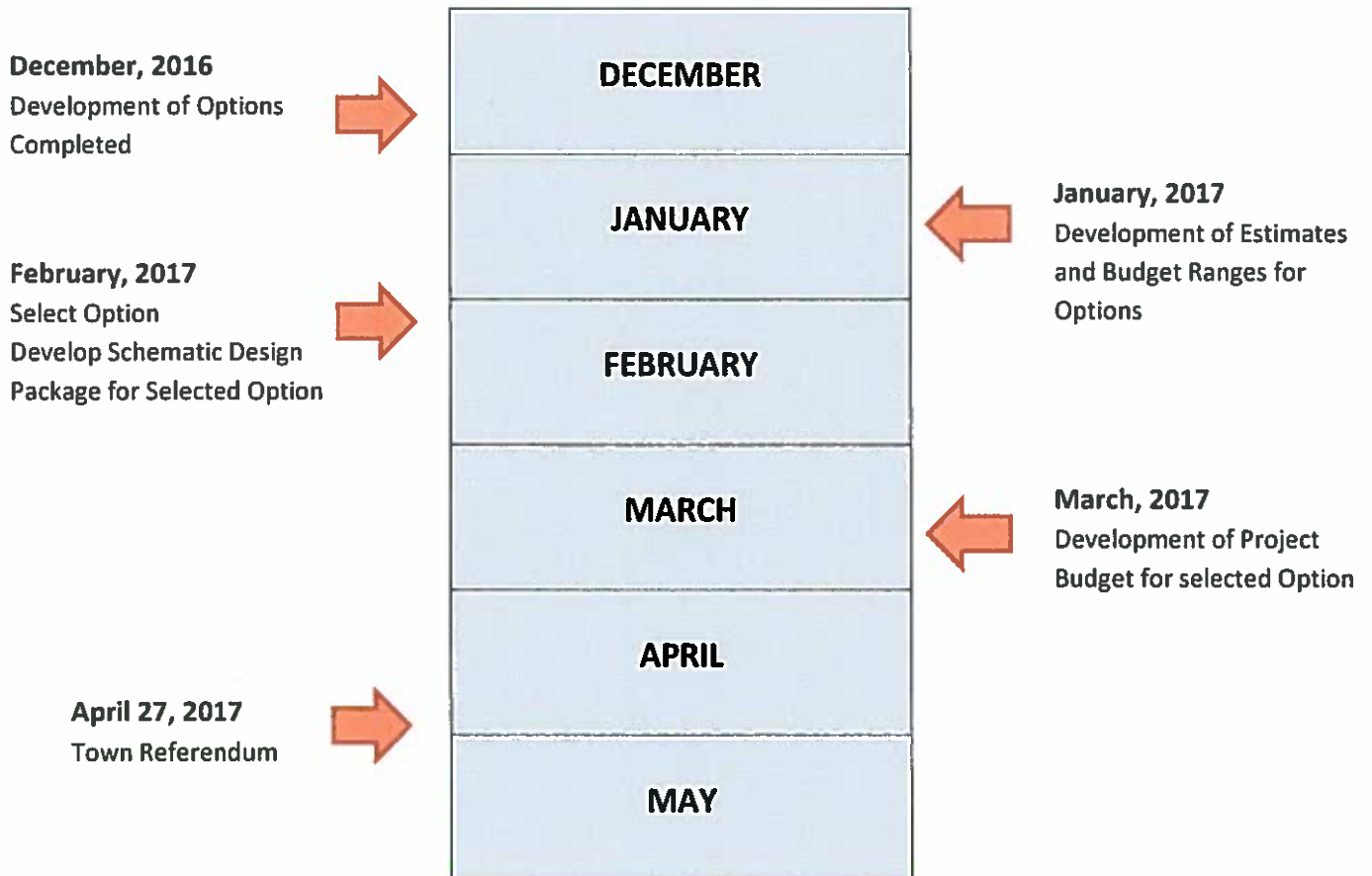
Project Website: [www.fhsbuildingproject.org](http://www.fhsbuildingproject.org)

Project Facebook Page: [www.facebook.com/FHSBuildingProject](http://www.facebook.com/FHSBuildingProject)

The FHS Building Committee meets biweekly at 4:30 PM in the FHS Library. Beginning November 30, 2016 all committee meetings will be recorded and are available for viewing under the "Resources" tab of the website.

# Farmington High School Building Project

## Pre-Referendum Schedule



**THE TOWN OF FARMINGTON**

**SENIOR CENTER**

321 New Britain Avenue  
Unionville, CT 06085  
PH: (860) 675-2490  
FAX: (860) 675-2560

INCORPORATED 1645



Sharyn Holmes, SC Coordinator  
holmess@farmington-ct.org  
Andrea Bouchard, Program Assistant  
boucharda@farmington-ct.org

November 14, 2016

Dear Nancy Nickerson and Members of the Town Council,

We are honored and privileged to have received a proclamation from the members of the Town Council recognizing the significant role a Senior Center has in the community.

Senior Centers are not what they use to be. They are now a focal point and gateway to the nation's aging networks. This role will continue to expand across our nation and have an increasing impact on structuring the quality of life for older adults. In collaboration with the rest of our department, we are able to meet our town seniors' needs for senior services, supportive services, social services, recreation and community involvement.

For the past fiscal year, we provided 1,814 programs that were attended by 21,628 participants. With your support we will continue to provide the Farmington Community with diverse programming. Our major focus for this year will be Fitness, Learning, Purpose and Friendship. According to one of our seniors, "The Senior Center is a lifeline to me for activities, information and socialization. I am not sure where I would be without it. The Town of Farmington is fortunate to have one of the best."

With sincere appreciation,

*Sharyn Holmes*  
*Andrea Bouchard*

Sharyn Holmes, SC Coordinator  
Andrea Bouchard, Program Assistant

Agenda Item H-2

THE TOWN OF FARMINGTON



INCORPORATED 1645

TOWN HALL  
1 MONTEITH DRIVE  
FARMINGTON, CONNECTICUT 06032-1053

INFORMATION (860) 675-2300  
FAX (860) 675-7140

December 5, 2016

Ms. Nancy Nickerson, Town Council Chair  
Farmington Town Council  
1 Monteith Dr.  
Farmington, CT 06032

Dear Ms. Nickerson,

On behalf of the Unionville Historic District and Properties Commission, we would like to provide you and the members of the Farmington Town Council with a copy of the Unionville Walking Tours book, enclosed. The self-guided Walking Tours book takes you through six historically significant areas of Unionville. This book was made possible through your support of the Commission, the generosity of Thrivent Financial, Sanford and Hawley, and Scully, Nicksa & Reeve, LLP, and the hard work and dedication of the volunteers of the Commission.

We hope you enjoy browsing through the book as you enjoy a walk through our Historic Unionville Village.

Best regards,

Lisa Johnson, Chair  
Matthew Pogson, Vice chair  
Howard Martin

Matthew Ross, Secretary  
Sherry Horton  
Diana Meyer

Christopher Forster  
Robert Hoffman  
Ann Vibert Wuelfing



Cc: Kathleen Eagen, Farmington Town Manager  
Shannon Rutherford, Assistant Town Planner  
File

AN EQUAL OPPORTUNITY EMPLOYER

