

Minutes are considered "Draft" until approved at the next meeting. Please contact the Economic Development Office for a copy of final minutes.

TOWN OF FARMINGTON, CT
Gateways Committee Special Meeting
November 17, 2016

Present

Peter Mastrobattista
Amy Suffredini
Hilary Donald

Staff:

William Warner
Rose Ponte
Kathy Eagen

A. Call to Order.

The Meeting was called to order at 5:05 PM

B. Public Comment: N/A

C. Communications:

A letter was received by Preservation Now and read into the minutes. The letter is attached.

D. Approve the Minutes from October 20, 2016

A motion was made and seconded by (Suffredini/Donald) to approve the minutes.

a. Approved unanimously

E. Review of Conceptual Plans for Farmington Center- BI Company

Mr. Fitzgerald gave an overview of the conceptual plans for the Farmington Avenue Gateway Area. In accordance with market study the area should include residential units, and mixed commercial uses. A public parking deck was also included in the overview of the plan. Several comments were received from the committee members and from the public. Areas of discussion included the width of the sidewalks in reference to Universal Design principals, on-street parking, building heights, and the option of moving some of the proposed buildings to provide a larger green space area. BI Companies will take all comments and recommendations into consideration when they finalize the plan.

F. TPZ Presentation update:

Bill Warner will give an update to TPZ concerning the activities of the Farmington Gateways Committee. He explained that the conceptual plans along with various studies that BI has conducted will be used to eliminate the unknowns of the Parson's parcel and allow Farmington to better guide future development in the study area.

G. Other Business

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The committee decided to cancel the December 22 meeting. BI Companies will finalize the Brownfield's report, the traffic analysis, the conceptual plans, the market study, and the parking analysis. They will meet with staff in the beginning of January and be ready to present the final reports and conceptual designs on the January 19, 2016 Gateway Committee Meeting; this will complete phase 2 of the Farmington Avenue Gateway Planning. Phase 3 will include the development of complete design guidelines for this area and a recommendation to TPZ that they consider rezoning the Farmington Avenue Gateway study area to the Farmington Village District Zone.

F. **Adjournment:**

Motion to adjourn the meeting at 6:18 PM was made (Suffrendini/Donald).

1. a. **Approved unanimously**

Respectfully submitted by:
Rose Ponte
Economic Development Director.

cc: Sub-Committee Members
Bill Warner, Town Planner
Kathleen A. Eagen, Town Manager
Paula Ray, Town Clerk
Deb Bull, Administrative Assistant

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ATTACHMENT 1

November 11, 2016

TO:

Peter Mastrobattista, Chair, Farmington Gateways Committee

CC:

Kathy Eagen, Town Manager

Bill Warner, Town Planner

Rose Ponte, Economic Development Director

Dear Peter:

Members of Preservation Now! met on November 2 and discussed the Farmington Gateway Project. We would like to communicate critical ideas which we believe provide an important context for the planning and development of the Farmington Avenue Gateway project. We are committed to working as partners on this important project.

The Farmington Avenue Gateway will retain and reflect Farmington's unique identity by:

- Emphasizing the small town bucolic character of Farmington (as opposed to an urban character which was never part of the character of this section of town)
- Establishing tree-lined green space between Farmington Avenue and buildings (as opposed to retaining walls)
- Protecting sight lines that protect and highlight views of historic buildings and open spaces
- Preserving historic structures which set the tone for the character of the corridor

We look forward to continuing to work with your committee, town staff and consultants on this important project.

Members of Preservation Now!