

BLOOMFIELD TOWN COUNCIL
Tuesday, October 14, 2014
Council Chambers – 7:30 p.m.

Sydney T. Schulman, Mayor
Joan Gamble, Deputy Mayor
Patrick A. DeLorenzo Wayne Hypolite
Joseph P. Merritt Joel J. Neuwirth
E. Leon Rivers Derrick A. Seldon
Joseph Washington

- I. Pledge of Allegiance
- II. Roll Call
- III. Announcements and Presentations
- IV. Citizens' Statements and Petitions
Statements by members of the public may be oral or written and shall start with the speaker's name and address and shall continue for no longer than five (5) minutes, unless permitted by the Mayor or councilor presiding.
- V. Report from Council Subcommittees
 - A. Community Services – Councilor Derrick Seldon
 - B. Administration & Education – Councilor Leon Rivers
 - C. Golf – Councilor Leon Rivers
 - D. Public Safety – Councilor Joe Washington
 - E. Committee on Committees – Councilor Joe Washington
 - F. Finance – Councilor Wayne Hypolite
 - G. Land Use & Economic Development – Deputy Mayor Joan Gamble
- VI. Council Business
 - New Business
FY 14/15-17: Consider and Take Action Regarding Tax Refunds
- VII. Report from Mayor and Town Manager
- VIII. Approval of Minutes
 - A. September 22, 2014
 - B. September 29, 2014 (Special Meeting)
- IX. Council Comments
- X. Executive Sessions
 - A. Discussion Concerning Pending Claims and Litigation
- XI. Adjournment

TO: Town Councilors
FROM: Philip K. Schenck, Jr., Town Manager
DATE: October 10, 2014
RE: FY 14/15-17: TAX REFUNDS

I am attaching a memorandum and tax refund list from Tax Collector Jean Kitchens asking Council to approve tax refunds.

Should Council wish to move forward, the following motion would be in order:

Move that tax refunds (per the attached list) be approved in accordance with the memorandum dated October 6, 2014.

To: Bloomfield Town Council
From: Jean G. Kitchens, Tax Collector
Date: October 6, 2014
RE: Tax Refunds

The attached requests for refunds of property taxes are submitted for your approval in accordance with Section 12 of the Connecticut General Statutes.

All of these requests have been reviewed by the Assessor and the Director of Finance.

OCTOBER 2014 REFUNDS

AFFORDABLE DISPOSAL	2013MV	\$42.29
ALEXANDER JOE	2013RE	\$5,007.30
ALL PALLET RECYCLING LLC	2013MV	\$8.03
ALLEYNE GARY OR JAMES SHENDA	2012MV	\$117.27
	2013MV	\$25.34
BAIER CONSTRUCTION	2013MV	\$217.09
BARANSKI ERIC	2013MV	\$10.89
BARANSKI KRISTYN	2013MV	\$27.85
BECK ROBERTA	2013MV	\$23.27
BONNEY B LLC	2013MV	\$119.73
BURRELL RHONDA	2013MV	\$37.60
BUTLER WILLIAM JR	2012MVSUP	\$161.63
CAB EAST	2013MV	\$33.91
CHASE AUTO FIN	2013MV	\$449.06
CREATIVE TRANSP	2013MV	\$394.93
CURRIN ELLIS OR SYBIL	2012RE	\$1,364.85
DANIELS CAROL OR ANDREW	2013MV	\$10.89
DAVIS OTIS M JR	2013MV	\$141.72
DEFORGE HENRY OR THOMAS	2013MV	\$89.81
DEXLER ILAN OR SHARON	2013MV	\$113.48
ECTOR JOHN OR JASON	2013MV	\$24.31
EMERSON NATHAN L	2013MV	\$127.45
EMKAY INC TRUST	2013MV	\$56.24

FERRONE DONNA M	2013MV	\$103.57
GRAY VALARIE	2013MV	\$81.74
GRAYSON CAROLE	2013MV	\$38.35
HONDA LEASE TRUST	2013MV	\$358.61
HYUNDAI LEASE TITLING	2012MVSUP	\$109.22
	2013MV	\$501.55
JOHN WILLIAM T	2013MV	\$257.19
LERETA	2013RE	\$3,450.94
MACBRIDE DAVID H	2013RE	\$2,704.59
MASCHERINO JAMES	2012MVSUP	\$138.53
MCNULTY FRANK	2013MV	\$88.16
NICHOLS CARLTON	2011RE	\$1,156.78
NISSAN INFINITI	2013MV	\$107.22
NORTH ANTHONY	2013MV	\$178.63
PATEL TORAL	2013MV	\$35.52
PDS ENGINEERING	2013MV	\$217.69
PENNYMAC MORT 95 TUNXIS AVE	2013RE	\$3,023.90
PENNYMAC LOAN 176 OLIVER WAY	2013RE	\$3,638.17
PETERSON DL TRUST	2013MV	\$228.71
SUDARSKY EDITH	2013MV	\$190.65
SOLYCO LLC	2013MV	\$185.85
SIMSBURY BANK 3 CARPENTER LANE	2013RE	\$2,349.36
STOUT JOHN	2013MV	\$30.24

VANDERWERFF JAN

2013MV

\$34.38

TOTAL REFUNDS

\$27,814.49

DRAFT

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, September 22, 2014 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Sydney Schulman, Deputy Mayor Joan Gamble, Councilors Wayne Hypolite, Joel Neuwirth, Joseph Merritt, Joseph Washington and Patrick DeLorenzo and Leon Rivers.

Absent was: Councilor Derrick Seldon

Also present were: Philip K. Schenck, Jr., Town Manager, John Lawlor, Director of Public Works, William Hogan, Director of Finance, Sharron Howe, Assistant to the Town Manager and India M. Rodgers, Clerk of Council.

PLEDGE OF ALLEGIANCE

The meeting began with the pledge of allegiance to the flag.

ANNOUNCEMENTS & PRESENTATIONS

Presentation of Recognition Certificate to the RePublic Restaurant

Deputy Mayor Gamble presented a recognition certificate to a representative of the RePublic Restaurant. Over the past two years, patrons have enjoyed the fine culinary cuisine and pub atmosphere. Deputy Mayor Gamble thanked the RePublic for their commitment to the Bloomfield community.

CITIZENS STATEMENT & PETITIONS

There were no Citizens Statements or Petitions.

REPORT FROM COUNCIL SUBCOMMITTEES

Community Services – Councilor Rivers read various town department announcements and upcoming events.

Administration & Education – Councilor Rivers deferred this committee report for discussion under Council business.

Golf – Councilor Rivers gave a brief update on the status of property of the Wintonbury Hills Golf Course. Management at the course is in the process of developing the budget for next year. Overall, rounds at the course have also increased tremendously over the past month:

- Pass holders – 1100
- Guest – 3957
- Outings - 589

In addition, Management will continue to work and collaborate with the Bloomfield Board of Education to develop a Junior Golf League at Bloomfield High School.

Public Safety – Councilor Washington will read a detailed report of this subcommittee of the last meeting held on September 3, 2014.

Committee on Committees – Councilor Washington deferred this subcommittee report under Council business.

Finance - Councilor Hypolite deferred this subcommittee report for further discussion under Council business. At the last meeting held on September 23, 2014, committee members recommended to the full Council to approve the resolution establish a trust fund for Other Post Employee Benefits (OPEB).

Land Use & Economic Development – Deputy Mayor Gamble deferred this subcommittee report for further discussion under Council business. In addition, the Council was updated on the progress of the VFW property on Blue Hills Avenue.

PUBLIC HEARING

The public hearing opened at 7:35 p.m.

Mr. John Lawlor, Director of Public Works briefly gave background history of proposed amendments to town ordinances, Chapter 17, Article V – Scenic Roads, Chapter 17, Article III, Division 5 – Tree Warden and Chapter 17, Article IV – Snow.

1. Hillary Green, 34 Banbury Lane inquired about responsibility of the homeowner regarding fees and consequences for snow removal.

The public hearing was closed at 7:44 p.m.

COUNCIL BUSINESS

OLD BUSINESS

14/15-02: Consider and Take Action Regarding the Adoption of Resolution (Establishment of the OPEB Trust Fund)

Councilor Hypolite commented on strengthening long term fiscal year. Town Administration and Council have taken the necessary steps for sustainable investments for the town.

Councilor Merritt also emphasized the importance to invest funds in savings.

Mr. William Hogan explained and outlined the benefits of having a trust fund. In establishment of this trust fund, the town liability will estimate at \$60M instead of \$93M pre-trust fund.

It was moved by Councilor Merritt, seconded by Councilor DeLorenzo and voted unanimously to adopt the following resolution:

Town of Bloomfield

Resolution for the Establishment of a Retiree Health Savings Trust Fund

WHEREAS, the Town of Bloomfield has determined that the provision of retiree health benefits for its employees serves the interests of the Town of Bloomfield by enabling it to provide reasonable security regarding such employees' health needs during retirement and the funding of these benefits presents a significant fiscal challenge to the Town

WHEREAS, the Town of Bloomfield has determined that the establishment of a retiree health savings trust fund plan (the "Plan") serves the above objectives;

NOW, THEREFORE BE IT RESOLVED, that the assets of the Plan shall be held in trust, with the following individuals serving as trustees within the Town of Bloomfield, its Town Manager and Director of Finance, for the exclusive benefit of Plan participants, their survivors and their

beneficiaries, and the assets of the Plan shall not be diverted to any other purpose prior to the satisfaction of all liabilities of the Plan.

BE IT FURTHER RESOLVED, that commencing in FY 14-15, the Town's annual required contribution (ARC) to the Plan will be phased in to the full actuarially required contribution rate over a ten year period.

BE IT FURTHER RESOLVED, that the Town of Bloomfield hereby adopts the Plan in the form of the ICMA Retirement Corporation's VantageCare RHS Employer Investment Program.

BE IT FURTHER RESOLVED, that the Town Manager is authorized to execute the Declaration of Trust Integral Part Trust in the form of the Model Trust made available by the ICMA Retirement Corporation.

BE IT FURTHER RESOLVED, that the Director of Finance shall be the coordinator and contact for the Plan and shall receive all necessary reports and notices related to administration of the Plan.

14/15-03: Consider and Take Action Regarding Amendment to Ordinance – Chapter 17, Article V – Scenic Roads (following Public Hearing)

It was moved by Deputy Mayor Gamble, seconded by Councilor Rivers and voted unanimously to amend Chapter 17, Article V – Scenic Roads per the attached recommendations.

14/15-04: Consider and Take Action Regarding Amendment to Ordinance – Chapter 17, Article III, Division 5 Tree Warden (following Public Hearing)

It was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to amend Chapter 17, Article III, Division 5 – Tree Warden per the attached recommendations.

14/15-05: Consider and Take Action Regarding Amendment to Ordinance – Chapter 17, Article IV – Snow (following Public Hearing)

It was moved Deputy Mayor Gamble, seconded by Councilor Merritt and voted unanimously to amend Chapter 17, Article IV – Snow per the attached recommendations.

NEW BUSINESS

FY 14/15-14: Consider and Take Action Regarding Adoption of 2015/2016 Budget Calendar

It was moved Councilor Hypolite, seconded by Deputy Mayor Gamble and voted unanimously to adopt the budget calendar for Fiscal Year 2015-2016. (See attached)

FY 14/15-15: Discussion and Possible Action Regarding 470 Cottage Grove Road (Valco Buildings)

It was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to grant an additional 60 days to present a plan of development to the Council.

The Council ensued in a lengthy discussion with the current developer, Mr. Don Gresham – Principal and CGR Medical Development LLC, owner of 458 and 470 Cottage Grove Road. Mr. Gersham thanked the Council for their assistance in obtaining state grants for redevelopment of the property.

The property has several issues of concern such as: contamination of industrial pollutants, bounded by watercourse to the north, less than attractive site to the west and partially zoned industrial and residential. However, Mr. Gersham stated that the initial plans to build an extension of the medical corridor on Cottage Grove Road fell through due to the recession and structural changes in the healthcare industry. He has been working over the past year with the Town Manager, Director of Planning and the EDC to explore alternative uses to this site that would be viable and acceptable to the town.

Mr. Gersham informed Council about a potential buyer for the property. He estimated a timeframe of approximately 30 – 60 days for a definitive agreement. The price offered for the property was too low for consideration.

Mayor Schulman inquired if state grants are transferrable to the new owner. It was noted that this inquiry should be prioritize to ensure availability of funding for demolition and remediation.

Councilor Hypolite expressed concerns about exercising additional time for this developer to act on the property. He requested immediate intentions for the property if this potential buyer is not an option.

Mr. Gersham reiterated the issue with offered price, grant compliance and marketing for potential uses.

Councilor Neuwirth inquired about an alternative if the current deal is not approved. He also asked about acceptable uses for the town.

Councilor DeLorenzo asked about grant specifics for this property. It was noted that two grants were received to fund remediation (\$600K) and acquisition (\$900,000) costs.

Deputy Mayor Gamble stated that options are vague and suggested demolition of the building. She also recommended placing this property on the blighted list and assessing fines on a daily basis. She stated the possibility of a 60 day extension to develop a plan, then levy fines as appropriate.

It was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to grant an additional 60 days to demolish the building or present concrete and factual proposals for this site and to proceed with the development of the property.

Mr. Gersham stated that the most that could be done within 60 days was a signed letter of intent with the user and a possible purchase/sell agreement.

The Council also stated along with the signed purchase and sell agreement at the end of 60 days, a disclosure to town administration and the TPZ include a timetable for demolition of the building.

FY 14/15-16: Consider and Take Action Regarding an Appointment to the Board of Education

It was moved by Councilor Washington, seconded by Councilor Merritt and voted unanimously to appoint Mr. Quentin Johnson to the Board of Education. The term ending November 13, 2017, disclosure required.

REPORT FROM MAYOR AND TOWN MANAGER

Mayor's Report

On September 20, 2014, there was an open house celebration of the Lisa Lane Farm.

On September 21, 2014, the Mayor and other Councilors attended the Harvest Festival at the Bloomfield United Methodist Church.

Mayor Schulman wished everyone of Jewish decent a Happy New Year – Rosh Hashanah and Yom Kippur.

On September 27, 2014, Bloomfield United Methodist Church will celebrate their 50th Anniversary at the Hartford Hilton.

On September 28, 2014, Sacred Heart Church will host their 7th Annual Family Fun Day and Classic Car Cruise.

On September 30, 2014 at 2:00 p.m. at Metacomet Elementary School, Mayor Schulman will participate in Cultural Awareness Day.

On October 4, 2014 from 7:00 p.m. – 2:00 a.m., the Cricket Hall of Fame Induction Ceremony will take place at the Hartford Hilton.

On October 6, 2014, Habitat for Humanity – ReStor will host their Grand Opening. The store will open at 12 noon.

On September 29, 2014 at 7:00 p.m., there will be a Special Town Council meeting held to discuss the proposed development project of 400 apartment units and a potential tax abatement.

Town Manager's Report

Mr. Philip Schenck, Jr., Town Manager reported the following updates:

- Mr. Schenck, Jr., is back from the ICMA Conference – Charlotte, NC. He informed Council about various ideas obtained from the Conference that might be very useful in town.

- On Tuesday, October 14, 2014, Council Meeting will be held due to the Columbus Day holiday on Monday, October 13, 2014.
- On Monday, September 29, 2014 at 7:00 p.m., a Special Town Council Meeting will be held in Council Chambers to discuss the Bloomfield Apartments project.
- The Department of Public Works is currently stripping roads in town that have been paved this past summer.
- There are a number of interns at Carmen Arace Middle School and Metacomet Elementary schools. Mr. Schenck, Jr. will meet with them and share information regarding Bloomfield's history.
- There are several town vacancies for various positions such as: Director of Planning and Economic Development, Police Officers and Back Up Mini-Bus drivers.

FINANCIAL REPORT

Councilor DeLorenzo inquired about the details in the Fixed Cost category. It was noted that those costs include bond payments due and pension payments.

APPROVAL OF MINUTES

It was moved by Councilor Neuwirth, seconded by Councilor Washington and voted unanimously to approve the minutes of September 8, 2014.

COUNCIL COMMENTS

Councilor DeLorenzo commended the town and the Wintonbury Land Trust for a wonderful event at the Lisa Lane Farm Celebration held on September 20, 2014. He also reminded residents to support the local Food Bank.

Councilor Neuwirth extended a warm New Year's greeting to all Jewish families in town.

Councilor Merritt reminded everyone to participate in the Blessing of the Animals on September 29, 2014 at First Congregational Church. He also stated that he was very grateful and impressed with the volunteers on the Conservation, Energy and Environment Committee and the Wintonbury Land Trust for all of their efforts with various projects in town.

Councilor Washington congratulated Mrs. Gloria McAdams, President and CEO of Foodshare on her upcoming retirement after 30 years of service.

Councilor Rivers reminded everyone to come out and support the Dan Novaar Memorial Golf Tournament on September 27, 2014 at 12 noon at Wintonbury Hills Golf Course. The tickets are \$125.00 with a shotgun beginning at 1:00 p.m. This price includes golf, cart, dinner, wine and beer. For information, contact Wintonbury Hills Golf Course at (860) 242-1401.

Councilor Rivers also informed residents of an opportunity to play golf 2 for 1 in the month of September.

ADJOURNMENT

It was moved Deputy Mayor Gamble, seconded by Councilor Washington and voted unanimously to adjourn this meeting at 9:10 p.m.

FY 2015-2016 BUDGET SCHEDULE

(Chapter IX, Bloomfield Town Charter)

ACTIVITY	LATEST DATE PER TOWN CHARTER	RECOMMENDED DATE
Capital Budget Forms Prepared And sent to Departments		October 24, 2014
Operating Budget Forms Prepared And sent to Departments		December 5, 2014
Completed Capital Budget Forms Returned to Town Manager		December 5, 2014
Completed Operating Budget Forms Returned to Town Manager (120 days before end of FY)	March 02, 2015	January 16, 2015
Board of Education Budget to Town Manager (90 days before end of FY)	April 1, 2015	February 27, 2015
Town Manager's Proposed Operating and Capital Budget Submitted to Town Council (90 days before end of fiscal year)	April 1, 2015	March 11, 2015
Capital improvement Program Submitted to Planning & Zoning Commission for CGS Sec. 8-24 Review		March 19, 2015
Town Manager Budget available to public (Within 10 days of TM submitting budget to TC)	April 10, 2015	March 20, 2015
Notice of Public Hearing on Town Manager Budget (Publish at least 5 days prior)	April 18, 2015	March 20, 2015
Public Hearing on Budget held by Town Council (Within 15 days after TM submits budget to TC)	April 24, 2015	March 26, 2015
Notice of Annual Town Meeting on the Town Council's Approved budget (Publish at least 5 days prior to the Annual Town Meeting)	April 28, 2015	April 27, 2015
Annual Town Meeting (first Monday in May)	May 4, 2015	May 4, 2015
Town Council votes on Budget and sets Tax Rate	May 11, 2015	May 4, 2015
First Referendum (if needed)	June 18, 2015	June 11, 2015

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PROPOSED ORDINANCE CHANGES

Chapter 17 - STREETS AND SIDEWALKS >> ARTICLE V. - SCENIC ROADS

ARTICLE V. - SCENIC ROADS ⁽⁹⁾

Sec. 17-161. - Purpose.

Sec. 17-162. - Authority.

Sec. 17-163. - Designation criteria.

Sec. 17-164. - Application procedure.

Sec. 17-165. - Maintenance, alteration and reconstruction.

Sec. 17-166. - Administration.

Sec. 17-167. - Appeals.

Sec. 17-161. - Purpose.

The **scenic** and rural roads of the Town of Bloomfield are irreplaceable resources. It is the purpose of this article to balance the need to provide for convenient and safe public transportation routes with the need to preserve these **scenic** and rural roads. Therefore, be it ordained by the Town of Bloomfield that, pursuant to the authority granted by Section 7-149a of the Connecticut General Statutes, the Town of Bloomfield shall provide for the designation of certain town highways or portions thereof within its borders as **scenic roads**.

(Ord. No. 2001-3, § 100-1, 11-26-01)

Sec. 17-162. - Authority.

The town plan and zoning commission is hereby authorized to designate any town public highway or any portion of any town public highway ("road") as a **scenic road** ("scenic road") in accordance with the procedures in this article. No segment of this article shall be inconsistent with Connecticut State Statutes Title 7, Chapter 98, 7-148, Municipal Powers, or Title 23, Chapter 451, 23-58 to 23-65(e), Tree Warden.

(Ord. No. 2001-3, § 100-2, 11-26-01)

Sec. 17-163. - Designation criteria.

(a)

No road or portion of road shall be designated as a **scenic road** unless it is free of intensive commercial development and intensive vehicular traffic and unless it has a minimum length of two thousand five hundred (2,500) feet, except that the length of the road may be less if the commission finds that the road segment contains unique **scenic** features and/or is located between identifiable environmental features and/or intersections.

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(b)

Prior to designating a **road** as a **scenic road**, the town plan and zoning commission shall first specifically find that at least one (1) of the following criteria is met:

(1)

The highway is unpaved;

(2)

The highway is bordered by mature trees or stone walls;

(3)

The traveled portion of the highway is no more than twenty (20) feet in width;

(4)

The highway offers scenic views;

(5)

The highway blends naturally into surrounding terrain;

(6)

The highway parallels or crosses over brooks, streams, lakes or ponds.

(c)

Aside from these criteria, the town plan and zoning commission may give consideration to the following, including without limitation:

(1)

Buildings, structures or places of historical significance;

(2)

Recreational uses;

(3)

Proximity to open space, agricultural, forest lands, including land that is public nonprofit or privately owned;

(4)

Notable geologic or other natural features which would benefit from a **road's** designation as a **scenic road**.

(d)

No **road** may be designated as a **scenic road** by the town plan and zoning commission unless the owners of the majority of the lot frontage abutting the portion of the **road** proposed for such designation agree to its designation as a **scenic road** by filing a written statement of approval with the Town Clerk of the Town of Bloomfield, which statement of approval shall meet the requirements of section 17-164 of this article.

(Ord. No. 2001-3, § 100-3, 11-26-01)

Sec. 17-164. - Application procedure.

(a)

Request for designation. The town plan and zoning commission shall consider a road for designation as a scenic road upon receipt of a request for designation and may itself initiate such a request as herein described. No road shall be designated as a scenic road by the town plan and zoning commission unless a request for designation has been filed with the commission on a form prescribed by it, containing the following information.

(1)

The name of the road proposed to be designated as a scenic road and a general description of the road or portion of it to be designated, which includes the total frontage of the road section proposed, and the names and addresses of all abutters. The above information shall be shown on a plan at a minimum scale of one (1) inch equals two hundred (200) feet, showing the limits of the proposed designated section of the road.

(2)

A written description identifying those characteristics of the road which qualify it for scenic road status, including as a minimum but not limited to the criteria set forth in section 17-163 of this article.

(3)

A copy of a statement of approval signed by the owners of a majority of lot frontage abutting the proposed scenic road stating that they consent to its designation as a scenic road. The statement of approval shall include their names and addresses and the measured lot frontage of each lot along the proposed scenic road. The statement of approval shall be in the form prescribed by the town plan and zoning commission and the original shall be filed with the town clerk at the same time as the copy is filed with the commission as part of the request for designation. Where the town plan and zoning commission itself initiates a request for designation, it may waive the requirement that the written statement of approval accompany the request, provided however, that no designation of a scenic highway shall be effective unless the written statement of approval executed by the requisite number of owners is filed with the town clerk and the commission prior to final action being taken upon such application.

(b)

Hearing and decisions. Before designating a road as a scenic road, the town plan and zoning commission shall hold a public hearing in accordance with section 17-166

(c)

Rescission. The town plan and zoning commission may rescind the designation of a road as a scenic road in accordance with the procedures set forth in section 17-166, provided that the owners of a majority of the lot frontage abutting the scenic road concur with such rescission and have filed with the town clerk a written

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statement of approval of rescission, which shall include their names and addresses and the measures lot frontage of each lot along the scenic road. A copy of said written statement of approval of rescission shall be filed with the town plan and zoning commission at the same time as it is filed with the town clerk. No designation of a road as a scenic road may be rescinded, and no statement of approval of rescission may be filed, for at least two (2) years after the effective date of the designation of a scenic road.

(Ord. No. 2001-3, § 100-4, 11-26-01)

Sec. 17-165. - Maintenance, alteration and reconstruction.

(a)

Preservation objective. The town shall maintain its scenic roads in good and sufficient repair and in a safe, passable condition, pursuant to its regular schedule for maintenance of town roads. Routine maintenance, alteration and reconstruction of a scenic road shall be carried out so as to preserve its scenic and rural characteristics, compatible with safe road operations. In the case of natural disaster in which a scenic road becomes impassable or unsafe for public travel, emergency repairs may be made only to the extent needed to restore the scenic road to its pre-emergency condition.

(b)

Routine road maintenance. Routine road maintenance shall include the removal of hazard, diseased or dead trees, the trimming of tree branches that encroach on the traveled portion of the scenic road below the height needed to allow school buses, road maintenance vehicles and emergency vehicles to pass, the trimming or removal of brush and the removal of boulders or other obstacles that encroach on the traveled portion of the scenic road or block safe sight distance, the necessary trimming for utility lines, the trimming of brush to enhance and protect scenic views, stone walls, mature trees and other characteristics of the scenic road set forth in the decision designating it as a scenic road, the correction of drainage problems, provided that such measures would not otherwise be considered alteration or improvements, the regravelling of scenic roads having gravel surfaces and the resurfacing, restoration and repair of existing paved roadway surfaces. The town engineer ~~Public Works Director~~ shall monitor routine road maintenance of scenic roads to ensure compliance with this article.

(c)

Definition. As used herein, the term "alteration of a scenic road" shall mean all repairs or improvements other than routine maintenance as described in subsection (b) above, or repairs made necessary by natural disaster, as described in subsection (a) above, and shall include any widening or straightening of the right-of-way, the paving of a scenic road having a gravel surface, the removal of stone walls, the

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removal of mature trees, the regarding of roadside slopes and all other similar improvements. As used herein, the term "reconstruction of a scenic road" shall mean the complete removal of the road surface and/or subsurface for the purpose of reconstructing the scenic road in its entirety, including recycling methods and any extension of the width of the scenic road. Any alteration of a scenic road or reconstruction of a scenic road shall be made in accordance with the following procedures.

(d)

Procedures.

(1)

The commission shall hold a public hearing in accordance with the requirements of section 17-166 on any proposal for the alteration or reconstruction of a scenic road, even where the proposal is part of a zoning or subdivision application for which no public hearing is otherwise required. Upon the filing of such a proposal with the town plan and zoning commission, the commission shall ask the director of planning and the town engineer each to submit a report of their views on the proposal and shall consider each report in the process of making the decision. If the decision of the town plan and zoning commission is anything other than approval of the proposal as submitted by the public agency, the public agency may, within fifteen (15) days after the decision has been published in a newspaper having general circulation in the town, file an appeal in writing, with the town council. The town council shall thereafter review the record before the town plan and zoning commission including the public agency proposal, the commission decision and the reasons for the decision as stated in the record and within thirty (30) days after filing of the appeal with it, shall render its decision either affirming, modifying and affirming or overruling and setting aside the decision of the commission.

(2)

The commission shall hold a public hearing in accordance with the requirements of section 17-166 for any zoning or subdivision application which includes proposals for the alteration of a scenic road or reconstruction of a scenic road as part of the application. The process and timing of both requests shall be conducted simultaneously. The town plan and zoning commission may require the applicant to submit engineering or other technical reports documenting a need for the alteration or reconstruction and evaluating potential alternative solutions. The town plan and zoning commission shall evaluate both the subdivision road standards and the scenic values when considering the application.

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(3)

Proposals for the alteration of a scenic road or reconstruction of a scenic road made by a private applicant, other than those for a subdivision having a public hearing, shall be submitted to the town plan and zoning commission for approval, and the commission shall approve, modify and approve or disapprove any proposal after a public hearing conducted in accordance with the requirements of section 17-166. If it deems it necessary, the town plan and zoning commission may require the applicant to submit engineering or other technical reports documenting a need for the alteration or reconstruction and evaluating potential alternative solutions. The town plan and zoning commission shall evaluate both the subdivision highway standards and the scenic values in considering such proposals for the alteration or reconstruction.

(e)

Standards for alteration or reconstruction.

(1)

No alteration of a scenic road or reconstruction of a scenic road (see subsection (3)) shall be made unless the town plan and zoning commission determines that such alteration or reconstruction is necessary to maintain the scenic road in good and sufficient repair and in safe condition for public travel.

(2)

In determining whether to allow the proposed alteration of a scenic road or reconstruction of a scenic road, the town plan and zoning commission shall take into account the specific safety measures of the proposed change and the overall impact of the proposed change. Any decision by the town plan and zoning commission to permit an alteration of a scenic road or reconstruction of a scenic road shall reflect the least possible damage to the character of the scenic road. If an alteration of a scenic road or reconstruction of a scenic road is approved, the town plan and zoning commission shall specify the following requirements as they relate to scenic values:

Curves—Curves shall not be eliminated unless they are found to be a hazard.

Grades—Hills and valleys shall not be destroyed by cuts and fills unless absolutely essential for road safety.

Widths—A scenic road should only be widened if the town plan and zoning commission finds that the amount of traffic, safe road operations and

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maintenance needs require such widening. For some rural roads, the amount of traffic that can be handled can be greatly increased by wide bypasses and turnouts, constructed at intervals where they do the least damage to scenic and other values.

Side slopes—The existing steepness of side slopes is preferable to the reduction of gradient by the extensive removal of soil and rock. This is especially true where the slope is fully stabilized and where it is rich with existing ground cover, shrubs and trees.

Vistas—Vistas of distinct landscapes shall be preserved by suitable vegetation management techniques.

Vegetation—Vegetation on the side of the scenic road shall be managed in such a way as to preserve wild flowers, shrubs of ornamental and wildlife values, trees, overarching isolated trees and trees forming a canopy.

Stone walls—If stone walls or portions thereof must be removed, they shall be rebuilt along the affected portion of the scenic road.

(3)

The town plan and zoning commission shall assure itself that suitable vegetation management techniques are employed to preserve any tree canopy, shrubs and other vegetation, consistent with the need for clearances for utility lines.

(4)

The town plan and zoning commission shall not grant an application for alteration or reconstruction of a scenic road where such application is made to accommodate a proposed subdivision or other development unless the commission determines that such alteration or reconstruction will not have a material adverse effect on the characteristics of the scenic road which formed the basis for its designation as a scenic road.

(5)

Reconstruction criteria. No scenic road may be reconstructed beyond that permitted in accordance with the provisions of section 17-165 of this article, unless the town plan and zoning commission finds that there is no reasonable alternative to the improvement or alteration of the scenic road other than such reconstruction. Such finding shall be based upon approved road construction and safety standards and a finding that the alteration or reconstruction is necessary to maintain the scenic road in good and

sufficient repair and in safe condition for travel in accordance with provisions of this section. Before any alteration or reconstruction may be made to a scenic road pursuant to this section, all other requirements and procedures of section 17-166 of this article must be complied with.

(6)

Rights of landowners. Nothing in this article shall be deemed to prohibit a person owning or occupying land abutting the scenic road from maintaining and repairing the land which abuts the scenic road if the activity is outside the right-of-way of the scenic road. No person shall be denied access to his or her property by driveway or subdivision road, provided that the connection to the scenic road is designed and constructed to safeguard the basis for a scenic road as recorded by the town plan and zoning commission.

Nothing herein shall prohibit a landowner from permanently removing a portion of a stone wall in order to construct or improve a driveway, or in the case of a subdivision, to connect a subdivision road with a designated scenic road, but these activities must be consistent with these guidelines and are subject to approval of the town plan and zoning commission.

(Ord. No. 2001-3, § 100-5, 11-26-01)

Sec. 17-166. - Administration.

(a)

Public hearings. A request for designation, a request for rescission of designation, a proposal for alteration of a scenic road and a proposal for reconstruction of a scenic road shall be filed with the town plan and zoning commission. The town plan and zoning commission shall commence a public hearing within sixty-five (65) days after receipt of such request or proposal of an application prepared in accordance with this article and said hearing shall be completed within thirty-five (35) days after such hearing commences. The applicant or the commission may consent to one (1) or more extensions of any period specified in this section, provided that the total extension of any such period shall not be for longer than the original period as specified in this section, or the applicant may withdraw such application. For the purposes of this section, the day a receipt of a request or proposal shall be the day of the next regularly scheduled meeting of the town plan and zoning commission immediately following the day of submission to the town plan and zoning commission or thirty-five (35) days after submission, whichever is sooner. Notice of the time and place of such hearing shall be published at least twice in a newspaper having a substantial circulation in the town at intervals of not less than two (2) days, the first not more than fifteen (15) days or less than ten (10) days, and the last not less than two (2) days before the day of such hearing. At such hearing, any person may appear in person and may be represented by agent or by an attorney.

March 21,
2013

PROPOSED ORDINANCE CHANGES

(b)

Decision. The town plan and zoning commission shall render its decision on any request or proposal made within sixty-five (65) days after closing the hearing. The applicant may consent to one (1) or more extensions of this period, provided that the total extension shall not be for longer than sixty-five (65) days. Within fifteen (15) days after the date the commission rendered its decision, the decision shall be published in a newspaper having general circulation in the town, and notice of such decision shall be sent by certified mail to the owners of the lots fronting on that portion of the road designated as a scenic road. Such notice shall include a statement of as decision, together with the date of such action and the reasons for the decision as stated in the records of the town plan and zoning commission. Notice of the decision and the reasons for the decision shall be forwarded to the public works department and to all utility companies which service the area affected by the application within fifteen (15) days after adoption.

(Ord. No. 2001-3, § 100-6, 11-26-01)

Sec. 17-167. - Appeals.

Any person aggrieved by a designation of a highway or portion of a highway by the town plan and zoning commission as a scenic road pursuant to this article may appeal such designation in the manner and utilizing the same standard of review produced for appeals from the decisions of the town plan and zoning commission under Section 8-8 of the Connecticut General Statutes, as the same may be amended from time to time.

(Ord. No. 2001-3, § 100-7, 11-26-01)

FOOTNOTE(S):

⁽⁴⁵⁾ *Editor's note— Ord. No. 2001-3, adopted Oct. 9, 2001, amended the Code by the addition of §§ 100-1—100-7; however, said provisions have been redesignated as §§ 17-161—17-167 at the editor's discretion for purposes of maintaining the format of the Code. (Back)*

Chapter 17, Article III, Division 6

Sec. 17-93 - Authority (NEW)

The Public Works Director is hereby designated as Town Tree Warden; who's authority shall be consistent with Connecticut General Statutes Title 28, Chapter 461, 28-56, 59.

Sec. 17-94. - To whom permits issued.

Permits to remove or trim trees in the public rights-of-way will be issued to licensed contractors regularly engaged in the business of removing or trimming trees. Trees may be removed or trimmed by the ~~highway~~ Public Works department of the town without a permit.

(Code 1962, § 615)

Sec. 17-95. - Responsibility.

Any tree in a public right-of-way to be removed or trimmed must be approved on an individual basis by ~~the town manager~~ Tree Warden. The town ~~manager~~ Tree Warden at that time will also decide whether such work will be at the expense of the town or at the expense of any individual or company requesting such work. In general, any trees removed or trimmed for public safety or due to the condition of the tree will be at the expense of the town, whereas trees removed or trimmed for the convenience of individuals or companies will be at the expense of that individual or company. The town ~~manager~~ Tree Warden will also decide whether the town ~~highway~~ Public Works department or a licensed contractor will do the work.

(Code 1962, § 615)

Sec. 17-96. - Public safeguards.

All possible precautions will be taken to protect the public from harm due to falling limbs, or other such causes, particularly in the placing of warning signs during the day and the use of warning lights at night on fallen sections lying in the public rights-of-way.

(Code 1962, § 615)

Sec. 17-97. - Disposition of diseased Dutch elms.

Elm trees having Dutch elm disease must be disposed of according to the regulations established by state statutes.

(Code 1962, § 615)

Secs. 17-98—17-103. - Reserved.

March 23,
2014

PROPOSED ORDINANCE CHANGES

Chapter 17, Article IV

Sec. 17-118. - Duty to clear snow from sidewalks.

The tenant, occupant, owner or agent of any premises abutting upon any street or public place in the town where there is a sidewalk, graded, paved or planked, shall cause all snow to be removed from said sidewalk within two (2) hours after it has ceased to fall, be deposited or accumulate, or within three (3) hours after sunrise when the same has ceased to fall, be deposited or accumulate at night.

(Code 1962, § 640)

Sec. 17-118.1. - Maintenance of public sidewalks by property owner; liability for injury.

(a)

State law adopted. The provisions of Connecticut General Statutes, Section 7-163a are hereby adopted, and are set forth in paragraphs (b) and (c) hereof.

(b)

Liability of city [town]. Notwithstanding the provisions of Section 13a-149 of the General Statutes or any other general statute or special act, the Town of Bloomfield shall not be liable to any person injured in person or property caused by the presence of ice or snow on a public sidewalk unless the Town of Bloomfield is the owner or person in possession and control of land abutting such sidewalk, other than land used as a highway or street, provided the Town of Bloomfield shall be liable for its affirmative acts with respect to such sidewalk.

(c)

Liability, duty of abutting land owner:

(1)

The owner or person in possession and control of land abutting a public sidewalk shall have the same duty of care with respect to the presence of ice or snow on such sidewalk toward the portion of the sidewalk abutting his property as the municipality had prior to the effective date of this section adopted pursuant to the provisions of Connecticut General Statutes, Section 7-163a and shall be liable to persons injured in person or property where a breach of said duty is the proximate cause of said injury.

(2)

No action to recover damages for injury to the person or to property caused by the presence of ice or snow on a public sidewalk against a person who owns or is in possession and control of land abutting a public sidewalk shall be brought but within two (2) years from the date when the injury is first sustained.

March 21,
2019

PROPOSED ORDINANCE CHANGES

(Ord. No. 88-2, §§ A—C, 2-10-82)

Editor's note— Ord. No. 88-2, §§ A—C, adopted Feb. 10, 1988, amended the Code by adding provisions designated as § 17-116a, which have been redesignated as § 17-119.1 by the editor to conform to the numbering system of the Code.

Cross reference— Liability for snow removal violations, §§ 17-122, 17-123; duty of town manager re clearing, § 17-124 et seq.

Sec. 17-119. - Duty to clear snow and ice from hydrants.

All snow and ice accumulating in the street higher than a point four (4) inches below the bottom of the lowest outlet on any fire hydrant, and within a radius of three (3) feet from the center of such hydrant, shall be removed by the tenant, occupant, owner or agent of the premises fronting on that portion of the street, within two (2) hours after such snow and ice has ceased to fall, be deposited or accumulate, or within three (3) hours after sunrise when the same has ceased to fall, be deposited or accumulate at night. Said tenant, occupant, owner or agent shall also clear a path having a minimum width of three (3) feet between any fire hydrant and the edge of the traveled portion of the abutting street or highway.

(Code 1962, § 641)

Sec. 17-120. - Removal or sanding of ice on sidewalks.

Whenever any sidewalk mentioned in section 17-118, or any part thereof, shall become covered with ice, the tenant, occupant, owner or agent of the premises shall, within the space of one hour thereafter during the daytime, or within three (3) hours after sunrise if the same shall have formed or accumulated at night, cause said sidewalk to be made safe and convenient for public travel by removing the ice therefrom or by adequately covering the same with sand or some other suitable substance.

(Code 1962, § 642)

Sec. 17-121. - Violation, penalty.

Any tenant, occupant, owner or agent of any premises, whose duty it is to clear the sidewalk adjacent thereto, who violates any of the provisions of sections 17-118, 17-119 and 17-120 or refuses or neglects to comply with the same, shall be guilty of a misdemeanor and shall be fined the sum of two ~~twenty~~ twenty-five dollars (~~\$20.00~~ \$25.00) for each offense, and each and every hour of neglect or refusal to comply with any of the provisions of said sections shall be deemed a separate offense. Said penalty shall not, however, exceed the sum of ~~thirty-one hundred~~ thirty dollars (~~\$300.00~~ \$300.00) for any one continuous period of neglect.

(Code 1962, § 643)

Sec. 17-122. - Liability of officers of corporation for violation.

If a corporation shall violate any of the provisions of sections 17-118, 17-119 and 17-120 the officers and directors of said corporation shall likewise be deemed to have violated the same and each and all of them, jointly and severally, shall be personally liable to pay any fine incurred by reason of said violation.

(Code 1962, § 644)

Cross reference— Liability for injury on sidewalk, § 17-118.1

Sec. 17-123. - Liability of owner for violation.

In the absence of any written agreement to the contrary, the owner of the premises shall be presumed to be the person responsible for carrying out the requirements of this chapter. Proof that an occupant of the premises has agreed with the owner to conform to the provisions of this chapter and to save him harmless from all fines for violation thereof shall be a defense in a prosecution against said owner for violation of this chapter.

(Code 1962, § 645)

Cross reference— Liability for injury on sidewalk, § 17-118.1

Sec. 17-124. - Duty of town manager to have sidewalks, hydrants cleared.

It shall be the duty of the chief of police to report promptly to the town manager all violations of sections 17-118, 17-119 and 17-120. It shall be the duty of the town manager to cause all sidewalks and fire hydrants so neglected to be properly cleared or made safe for public travel or use at the expense of the abutting property owners as provided in sections 17-125 and 17-126. The town manager may engage an independent contractor to do said work.

(Code 1962, § 646)

Cross reference— Liability for injury on sidewalk, § 17-118.1

Sec. 17-125. - Collection of bill for work done by town.

The town manager shall deliver to the tax collector a bill for any work done under the provisions of section 17-124. The tax collector shall collect from the owner of the abutting property the amount of said bill plus an overhead charge of six (6) per cent of the amount thereof; provided, however, that on each such bill the minimum overhead charge shall be fifty cents (~~\$0.50~~ \$5.00) and the maximum overhead charge shall be fifteen dollars (~~\$15.00~~ \$125.00).

March 21,
2013

PROPOSED ORDINANCE CHANGES

(Code 1962, § 547)

Sec. 17-126. - Cost of work to be a lien; interest; duration of lien.

The cost of any work done by the town manager under section 17-124, together with the overhead charge provided in section 17-125, shall be a lien in favor of the town upon the abutting property, which lien shall exist from the date said work was completed. Said lien shall bear interest at the rate of six (6) per cent per annum from the date the work was completed and shall expire sixty (60) days after the date on which it begins to run unless the town manager shall cause a certificate of lien, containing a statement of the amount of the lien, a description of the premises upon which it is claimed and the name of the owner of record of the premises, to be recorded in the office of the town clerk before the expiration of said sixty-day period.

(Code 1962, § 648)

Sec. 17-127. - Depositing snow and ice on streets.

No tenant, owner, occupant or agent of any premises abutting upon any street or highway shall deposit or cause to be deposited snow or ice on the traveled portion of such street or highway. Any person committing such an offense shall be considered to have caused an obstruction to traffic, as provided by section 19-16 of this Code, and shall be fined not more than five dollars (~~\$5.00~~ \$ 50.00) for the first offense, and not less than five dollars (~~\$5.00~~ \$ 100.00) ~~nor more than twenty dollars (\$20.00)~~ for each subsequent offense. The provisions of sections 17-122 and 17-123 shall apply to violations of this section.

(Code 1962, § 649; Ord. No. 35, 4-28-84)

Secs. 17-128—17-160. - Reserved.

DRAFT

BLOOMFIELD TOWN COUNCIL

There was a special meeting of the Bloomfield Town Council held at 7:00 p.m. on Monday, September 29, 2014 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Sydney Schulman, Deputy Mayor Joan Gamble, Councilors Wayne Hypolite, Joel Neuwirth, Joseph Merritt, Joseph Washington and Patrick DeLorenzo, Leon Rivers and Derrick Seldon

Also present were: Philip K. Schenck, Jr., Town Manager, Thom Hooper, Director of Planning, William Hogan, Director of Finance, Walter Topliff, Town Assessor, Sharron Howe, Assistant to the Town Manager and India M. Rodgers, Clerk of Council.

Guests: Paul Butler, 25 Jerome Ave, LLC, Attorney Dwight Merriam of Robinson & Cole and Bob Weiner, Consultant and EDC member, Mrs. Claudine Howard, Consultant

PLEDGE OF ALLEGIANCE

The meeting began with the pledge of allegiance to the flag.

COUNCIL BUSINESS

NEW BUSINESS

FY 14/15-17: Consider and Take Action Regarding Tax Abatement Request of Paul Butler Concerning Bloomfield Center Apartment Development Project

Mr. Philip K. Schenck, Jr., Town Manager gave a brief description of the proposed Bloomfield three phase apartment/condo project.

In addition to town administration interest, the Economic Development Commission (EDC) reviewed details of this project and recommended to the full Town Council approval as a form of an abatement. The Town Plan and Zoning (TPZ) approved site plan and proforma approval of the central district plan.

In addition this project was vetted by Goman & York, Economic Development consultant for the town. (See written report attached)

There was also a Joint Finance & Land Use/Economic Development Subcommittee that also recommended to the full Council for approval.

There was an ensued discussion of Council and potential developers regarding the proposed Bloomfield Apartments project.

Councilor Merritt expressed several concerns and issues with this project. He stated his concerns regarding the height of the building of five stories. The TPZ changed zoning regulations for this project. Secondly, a seven year abatement has been proposed for approximately \$7M over 10 years. There is a current policy in place on how abatements are issued. Councilor Merritt does not agree with giving an abatement to this developer.

In addition, the overall appearance of the building and how it fits in the center of town. He would only prefer to go down to three stories instead of full abatement.

Mayor Schulman clarified the amount of abatement if there is only if there is an actual project. The developer will continue to pay current taxes on property. This project cannot be able to be completed project without an abatement.

Mayor Schulman suggested four stories can do with full abatement instead of five. The site is not feasible for the developer.

Deputy Mayor Gamble agrees with granting an abatement. Additional funds will be collected for personal property, current taxes (\$30,000 per year) and building permits/assessments. The tentative full abatement amount is \$3,142,000. The Council, Town Administration are concentrating their efforts on the revitalization of the Town Center. This development is in walkable distance to amenities and will ultimately change character of the center of town. If built, businesses are willing to establish themselves in town, increase employment opportunities, and increasing the town's tax base.

Councilor DeLorenzo referred to the Bloomfield Center Plan and expressed concerns about the views of residents within the plan and what is being proposed.

He also stated that the plan specifically addressed change in residential use apartment buildings, increase in number of residents to the center of town in rental units. The mixed use approach of this development may possibly include one retailer.

Councilor DeLorenzo agrees with the height of the building to include 5 stories. He is in favor of the abatement and will support to move forward.

Mayor Schulman referred to the town's International flare of restaurants and potential mini boutiques as an attraction for business owners as well.

Councilor Washington stated that this development is needed to increase tax base and relieve taxes on homeowners.

Councilor Rivers is in full support of moving this project forward with the abatement.

Councilor Seldon expressed his excitement about this project and stated that changes are needed for the town center. He also expressed the need to design the buildings to be aesthetically pleasing. Councilor Seldon is also in favor of the abatement.

Minority Set-Aside

There was a lengthy discussion regarding specific goals and expectations of the minority set aside for this development.

Mr. Butler met with Capitol Workforce Partners and expressed their goal of 20 % minority participation of the workforce during the construction phase. Capitol Workforce Partners indicated that this goal would be difficult to meet. However, Mr. Butler expressed his committed to achieve this goal.

Councilor Hypolite agreed on general comments of colleagues. He is very supportive with this addition to the town center. He views this relationship as a partnership with a positive impact on homeowners.

25 Jerome Avenue, LLC Presentation

Attorney Dwight Merriam of Robinson & Cole represents the applicant 25 Jerome Avenue, LLC. Attorney Merriam gave a brief overview of the financial status with this project as well as substantial revenue stream for future year.

The real competition is to make sure it get built and regionalized market rental units.

Mrs. Claudine Howard, 5 Terry Plains Road is a resident and local business owner. She was contracted by 25 Jerome Avenue, LLC for this project. She is currently a consultant focused on compliance and affirmative action since 1996. Her office is at 3 Barnard Lane. Mrs. Howard will be responsible for tracking goals.

Councilor Washington inquired about compliance or mechanism in place for 20% set aside promoting and tracking to achieve measurable objectives.

Deputy Mayor Hypolite requested more information regarding actual goals relative to low tier contractors and laborers.

Councilor Neuwirth agreed with developer presentation and is in favor of the project.

Councilor Seldon and Washington suggested that if the developer is not able to meet the goal of 20%, then the Town Council and Town Administration should reconsider effect on tax abatement.

Hypolite – 20% is approximately \$8M for the minority set aside, relatively easy to achieve, developer indicated himself – linkage to 110% (personnel and contracts) commitment goals to the effects on tax abatement.

PUBLIC COMMENTS

1. **Al LeFebvre (con), 67 Prospect Street** – town should be share cost and ideas with the developer.
2. **Nancy Hayes (con), 9 Cobblestone Road** is not in favor of this project. She believes that the size of the building will affect the character of the town and is concerned that Town residents are not fully aware of this project. Mrs. Hayes also inquired about the tax abatement – what if the project fails? It was noted that the status of the project will be reviewed on an annual basis.
3. **Al Rechin (pro), 162 Thistle Pond** is in favor of this project for redevelopment of the Town Center. Mr. Rechin gave a brief overview of his experiences in Bloomfield and the valuable qualities that develop character for the town as a whole.
4. **Janet Creaset (pro/con), 14 Wyndemere Road**, expressed concerns about the aesthetics of space, size of project – too large and how it will visually impact Bloomfield. She suggested that the developer submit a visual footprint once completed. Mrs. Creaset also would prefer a 3 story structure.

5. Martin Geitz (pro), President of Simsbury Bank and member of the Bloomfield Chamber of Commerce stated that the Chamber will fully endorse this project as it will add to the tax base for more revenue. Vitality of town center will attract more businesses, and more residents to live.
6. Cindy Harrison-Odoms (con/pro), 79 Barry Circle is concerned about the occupancy of current apartment units.
7. Bonnie Bercowetz (pro), 492 Park Avenue suggested a “marketplace analysis” to be completed. She is in favor of this project and its potential to renew business interest in the Town Center.
8. Dan Levy (pro), Bloomfield business owner “Amazing Plaza” and “Northeast Plaza” stated that it has been difficult to fill vacancies in empty storefronts. He is in favor of the project and thinks that it will boost the morale of current business owners.

Mrs. Michelle Bononi spoke on behalf of the Economic Development Commission (EDC). The EDC fully endorses this project and is committed to its overall success as a part of the revitalization of the Bloomfield Town Center.

It was moved by Deputy Mayor Gamble, seconded by Councilor Hypolite and voted unanimously to approve a seven year abatement of real property taxes in an amount between current and yearly increases on current taxes for 25 Jerome Avenue, LLC for its development project on Jerome & Bloomfield avenues, subject to a commitment to request of Town Plan and Zoning (TPZ) no more than four stories of height and a commitment to work with Capitol Workforce Partners to achieve a goal of 20% minority workers and 20% contractors involved in the project.

ADJOURNMENT

It was moved by Councilor DeLorenzo, seconded by Councilor Merritt and voted unanimously to adjourn the meeting at 9:35 p.m.