

Public Hearing

The Bloomfield Town Council will conduct a public hearing on Monday, October 26, 2015 at 7:35 p.m. in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT to seek the public input concerning the proposed sale of town-owned land located at 97 Granby Street.

BLOOMFIELD TOWN COUNCIL
Monday, October 26, 2015
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
 - A. Presentation of Proclamation to Duncaster
 - B. Presentation of Recognition Certificate to Mr. Jim Lehman
 - C. Presentation of Proclamation to Olsen Construction
 - D. Presentation of the Beautification Awards, Bloomfield Beautification Committee, Jane Low
- 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

Old Business

13/14-12: Consider and Take Action Regarding the Sale of 97 Granby Street

15/16-12: Discussion and Possible Action Regarding 460 Tunxis Avenue
(Farmington River Park)

15/16-19: Discussion Concerning Kinder Morgan/Tennessee Gas Pipeline
Proposed Gas Pipeline Project

New Business

15/16-20: Consider and Take Action Regarding Tax Refunds

15/16-21: Consider and Take Action Regarding Appointment to the Metropolitan
District Commission

VII. Report from Mayor and Town Manager

VIII. Financial Report

IX. Approval of Minutes

A. October 13, 2015

X. Council Comments

XI. Adjournment

TO: Town Councilors
FROM: Philip K. Schenck, Jr., Town Manager 
DATE: October 23, 2015
RE: FY 13/14-12 – 97 GRANBY STREET

After tonight's public hearing and should Council wish to move forward with the sale of the property, the next step would require our preparing Request for Proposals. Once proposals are received, we would bring these recommendations back to you for your consideration and action.

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

Authorize the Town Manager to move forward in preparing the Request for Proposals and advertise the availability of the property.

TOWN OF BLOOMFIELD

NOTICE OF PUBLIC HEARING

The Bloomfield Town Council will conduct a public hearing on **Monday, October 26, 2015 at 7:35 p.m.** in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT to seek the public input concerning the proposed sale of town owned land located at 97 Granby Street.

Dated at Bloomfield, CT 19th day of October 2015.

India Rodgers
Clerk of Council

TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: October 23, 2015

RE: FY 15/16-12 – 460 TUNXIS AVENUE (FARMINGTON RIVER PARK)

At the joint meeting of the Administration/Education and Land Use & Economic Development subcommittees on Monday, October 19th, 2015, it was moved by Councilor Rivers, seconded by Councilor Neuwirth and voted unanimously to recommend approval to the full Town Council to accept the proposal submitted by CREC regarding the Farmington River Park located at 460 Tunxis Avenue.

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

Move to accept the proposal submitted by CREC regarding the Farmington River Park located at 460 Tunxis Avenue.

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The Farmington River Environmental Center

1. Farmington River Environmental Center Overview:

The CREC-Bloomfield cooperative *Farmington River Environmental Center* will be located in the town of Bloomfield, Connecticut. The facility itself is situated in the midst of 78 acres in Bloomfield's Farmington River Park. The Farmington River meanders along the northern border of the park, providing access to both the river and the park's forests for environmental programs and curricular connections.

2. Mission Statement:

The mission of the CREC-Bloomfield Cooperative *Farmington River Environmental Center* is to provide place-based experiential learning opportunities for local students, teachers, and community groups. The center will foster environmental education and encourage stewardship of Connecticut's natural resources among all of its stakeholders.

3. The Farmington River Environmental Center Program:

The *Farmington River Environmental Center's* location on the banks of the Farmington River offers a unique setting for place-based student learning in the area of environmental education. The *Farmington River Environmental Center* will house a state-of-the-art classroom science lab and environmental exhibits with connections to multiple ecosystems.

Student learning will occur in three distinct ecosystems at the *Farmington River Environmental Center*; in, on, and adjacent to the Farmington River. The facility's location affords a safe and compelling real-world laboratory for environmental studies.

The *Farmington River Environmental Center's* curriculum begins by engaging students in learning activities on the Farmington River and its ecosystem. Student learning extends from the river to a second ecosystem; the Riparian zone, where the banks of the river water meet the land. Student learning continues into the woodland ecosystem of the forests around the center along the trails in Bloomfield's Farmington River Park.

4. Programming Goals of the Farmington River Environmental Center:

K-12 Environmental Education

- Provide place-based experiential environmental education learning opportunities for CREC and Bloomfield students during the academic year. Each grade level will have programming options directly related to the science curriculum in which students are engaged in at their school.
- Provide environmental education programming to students from across the region for a fee.
- Work with school-based personnel to coordinate and plan student field experiences at the site.

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Environmental Education Data Center

- **Data Sensors**
 - Serve as a data collection and distribution hub for a network of virtual classroom partners. The close proximity of the ***Farmington River Environmental Center*** to the Farmington River will allow for the establishment of a network of permanent data sensors to be established both within the river itself, as well as on the surrounding grounds. Student data collection will also be performed at and around the center. Larger regional data connections along the Farmington and Connecticut Rivers will also provide instructional opportunities for studies associated with the ***Farmington River Environmental Center***.
- **Web-cams**
 - In addition to the data sensors and student data collection, a series of cameras will be installed at and around the facility which will document the natural movement and changes of flora and fauna in and around the Farmington River. Students across the region will have on-line access to real-time, moving webcams to document the life cycles of the center's three distinct ecosystems. Students will be able to view life in the Farmington River from the underwater camera, life along the Riparian Zone from cameras installed along the banks of the river, and life in the woodland forest from cameras mounted in the woods around the center.

Environmental Education Student Competitions

- **Marine Advanced Technology Education (MATE)**
 - This program enriches middle and high school students' education and exposure to Science, Technology, Engineering and Mathematics through the design, building and operation of underwater remotely operated vehicles or ROVs. The ***Farmington River Environmental Center*** will serve as a training and exploration center for MATE programs as well as serve as a site for student competitions.
- **BioBlitz**
 - This national program is run annually through partnerships with National Geographic, CREC, CT DEEP and other local area institutions. The program involves students from across the nation collecting, identifying and categorizing as many different species from their local environment as possible. Data on species identification is then shared out by every state to all event participants across the country. This year's event in the state of CT is being hosted by CREC. The close proximity of the ***Farmington River Environmental Center*** to the Farmington River provides an excellent location to host an annual BioBlitz event for both CREC and Bloomfield students.

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Summer Programs

- Provide student summer learning opportunities in environmental education for residents of Bloomfield and surrounding communities. Each camp will be themed-based with topics focused on the three ecosystems of the center.

Teacher Education

- Provide professional development opportunities for district and state teachers to learn about place-based experiential environmental education, environmental education curricula, resources, and programming for school-aged students.

Pre-Service Teacher Education

- Provide university partner programs with a pre-service teacher training laboratory for science education. Future elementary, middle, and high school teachers can develop curriculum, instruction, and pedagogy skills while studying at the center.

Community Education

- Provide residents of Bloomfield and surrounding areas a venue for workshops, lectures, conferences, seminars and community events focused on the environment. The center's facilities would also be available to rent for events organized by the general public.

5. The River Center Facility:

- The River Center Great Room
- Interactive Exhibit Space
 - River
 - Riparian Zone
 - Forest
- Science Classroom/Lab Space (CLAB) with prep room
- Kitchen
- Office and conference room
- Outdoor Classroom Pavilion, tables, and community garden
- River landing (canoe put-in), guided trails, boardwalk over pond
- Outdoor storage shed
- Outdoor cameras – Connected to the three ecosystems

6. Hands-on, interactive exhibits:

The *Farmington River Environmental Center's* programming has a foundation built on three distinct ecosystems that come together on the site. The three ecosystems are highlighted in exhibits in the facility. The *Farmington River Environmental Center* will provide multiple hands-on environmental exhibits to enhance student learning:

1. Life in the River

- (Display with narrative of life in the river)
 - Aquatic habitats highlighting the life cycle of Farmington River species

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2. Life on the Banks of the River

- (Display with narrative of life on the river bank)
 - A living display illustrating the Riparian Zone; where riverbank meets water along the river

3. Life in the Forest

- (Display with narrative of life in the forest)
 - The greenhouse will house a living exhibit illustrating life on the forest floor and highlighting life cycles in the forest.

7. Guided trails

The natural environment around the **Farmington River Environmental Center** will directly integrate into the environmental programming offered to students visiting the site. The **Farmington River Environmental Center's** trail system is built to incorporate the three distinct ecosystems under study at the site. The trails are built as place-based experiential learning laboratories calling on students to study the ecosystems they have learned about in the classroom as well as through the facility's hands-on interactive exhibits. Each trail will have accompanying interpretive learning guides connected to educational programming and exhibits at the center.

1. The Farmington River as a Trail

- Boats will be available for program use allowing students to learn and study aquatic and marine life in and on the river itself. Watercraft and personal safety will also be integrated into the programming for students.

2. The River Trail

- A guided interpretive trail along the banks of the Farmington River will highlight the delicate Riparian Zone and the flora and fauna which keep this ecosystem an integral component to the health of the river.

3. Forest Trails

- Multiple trails extending into the forest from the **Farmington River Environmental Center** will highlight multiple components of the Eastern Woodland ecosystem. Trails will follow a drainage basin illustrating the interconnections between the forest, Riparian Zone, and the Farmington River.

8. Environmental education programming - (CREC & Bloomfield Schools)

Teachers and students will have an opportunity to bring students to the **Farmington River Environmental Center** to engage in place-based experiential environmental education programming. The center's programming is directly connected to and built-off the natural features and three distinct ecosystems surrounding the site. Educational programs on marine life, wildlife, and plant life will be offered and **Farmington River Environmental Center** staff will be available to travel to schools to deliver programming as well.

At the **Farmington River Environmental Center**, the outdoors will be the classroom. Student learning will extend from the center's state-of-the-art classroom lab space and indoor

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interactive exhibits to the outdoor classroom pavilion next to the on-site pond. From here, students will engage in environmental programming along the center's trail system; on the river, on the banks of the river, and within the forest surrounding the center. Students will also be provided a direct connection to the benefits of a healthy hydraulic cycle with the community garden growing on the site of the center.

The ***Farmington River Environmental Center*** will offer curricular programming connections across grade levels which are directly connected to state science standards.

- Examples of grade level curricular connections:
 - Kindergarten (Earth's amazing animals and plants)
 - Grade 1 (Life cycles)
 - Grade 2 (Plant scientists at work)
 - Grade 3 (Recycling for life)
 - Grade 4 (Where does the water go?)
 - Grade 5 (Our sun, earth, moon)
 - Grade 6 (Ecosystem populations)
 - Grade 7 (Earth's surface)
 - Grade 8 (Environmental Science) - River clean-up
 - High School
 - Earth/Physical Science
 - Biology
 - Chemistry
 - AP Environmental Science

9. Special Lectures:

A guest lecture and seminar series will be established to further enhance the educational outreach of the ***Farmington River Environmental Center***. These series will not only benefit students who visit the center or are virtual classroom partners, but will also allow for outreach on engaging topics for members of the public community. Speakers will be recruited from the U.S. Environmental Protection Agency, CT DEEP, the University of Connecticut, Central Connecticut University, partner school districts and area environmental organizations such as the Farmington River Watershed Association.

10. Summer Vacation Science Camps:

Summer vacation science camps available to Bloomfield and Hartford area youth will enhance the educational programming and outreach of the ***Farmington River Environmental Center***. Programs will include both day camps as well as overnight opportunities. Each camp will be theme-based and topics will include Farmington Valley terrestrial wildlife, Farmington River aquatic wildlife, and environmental indicators and impacts on rivers and waterways. The camp programming will occur both at the ***Farmington River Environmental Center*** location as well as other sites located adjacent to the Farmington River within the state of Connecticut.

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11. Other information about the Farmington River Environmental Center's operation:

Hours of operation:

The *Farmington River Environmental Center* will be open for programming 6 days a week to schools and the public. The majority of school-based programming will occur in the fall and spring months. Programming during the winter months will also be available. The facility will also be open during the summer but the focus of programming will be on-site summer fee-based environmental education programming.

- Monday - Friday 8am-4pm
- Saturday 9am - 2pm
 - **Special programming will extend beyond set hours to meet community and partner requests.**
 - **Evening and weekend hours will be available for rental by the community upon request.**

Staffing:

The *Farmington River Environmental Center* will be staffed by one full-time CREC employee. The center will be led by a Director/Coordinator. There will also be a contracted seasonal environmental education specialist who will assist with, develop, plan, and implement programming.

The staff will be supported by teaching assistants. The *Farmington River Environmental Center* will utilize pre-service teaching and science majors from partner universities to support the planning and delivery of programming.

High school and college students will be hired as part-time staff to support summer programming. The *Farmington River Environmental Center* will also utilize active volunteers from community partner organizations.

Maintenance:

Building/facilities - CREC

Trails - CREC

Road, parking lot, turn-around – TBD

Lawn care and snow removal – TBD

Trash removal – TBD

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Budget Summary:

Expenses:

- Salary
 - Director (\$85,000 - including benefits)
 - Contracted support (\$20,000)
 - Summer staff (\$10,000)
- Utilities (\$5,000)
- Maintenance
 - Staff (\$10,000)
 - Supplies (\$3,000)
- Materials & supplies
 - Initial FF&E (TBD)
 - Consumables (TBD)

Revenue:

- School fees (\$30,000/year)
- Fundraising (variable)
- Summer programs (\$48,000/year)
- Professional Development (variable)
- University programming (TBD)
- Community events (\$6,000)
- Environmental education competitions (\$5,000)
- Sponsors (\$10,000)
- Grant funding (TBD)

Oct 19, 2015

Farmington River Environmental Center

Agenda

- Introduction
- Our plan to construct Two Rivers High School
- River Center program review
- Discussion

July 24, 2015

Philip K. Schenck, Jr.
Town Manager
Town of Bloomfield
800 Bloomfield Avenue
Bloomfield, CT 06002

Dear Mr. Schenck,

Thank you for your willingness to entertain CREC's ideas for the repurposing of the currently vacant town-owned residence in Farmington River Park, in connection with our plan to build a science-themed magnet school on the adjacent property at 29 Griffin Road North.

Our vision is for the residential structure to be renovated and converted to a river-oriented nature center for the benefit of our students and students enrolled in Bloomfield Public Schools, as well as for use as a meeting room facility for Bloomfield organizations.

Our "River Center" would contain nature classrooms, meeting space, storage for a pontoon boat and would provide access to the Farmington River. We will collaborate with the Town of Bloomfield to secure the necessary funding for the Center and to develop its program and plan of operation.

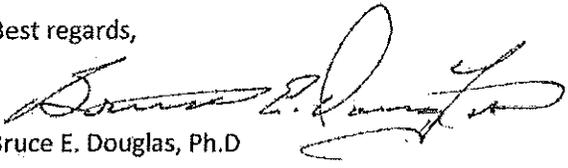
In summary, the plan for the River Center is as follows:

1. Representatives of CREC and the Town of Bloomfield will work with the Bloomfield legislative delegation for the state funding necessary to create the nature center. This effort has already begun. We anticipate needing \$1.5 million for the renovation.
2. The Center would be owned by the Town and leased to CREC for 20 years for \$1.00.
3. CREC would maintain the property according to the terms of the lease.
4. CREC will formulate and execute a management plan for the operation of the center which is acceptable to the Town of Bloomfield
5. CREC will design, manage and deliver the following:
 - o Hands on, interactive exhibits
 - o Summer vacation science camps
 - o Educational programs on marine life, wild life & plant life in-house and in schools
 - o Environmental education programming
 - o Guided trail walks
 - o Special lectures
6. The River Center will be open 6 days per week, including weekends, and will be staffed by CREC employees.
7. CREC, with support from the Town of Bloomfield, will conduct annual fundraising campaigns to offset operating costs not covered by other program revenue.

In the event that we are not able to garner the necessary state financial support for this project, we will provide a more modest plan to repurpose and renovate the residence as classroom and meeting space, with funds available to CREC. We anticipate that such a project would cost CREC between \$500-700K.

We wish to discuss the above with you at your earliest convenience. We are, of course, willing to amend the plan according to your concerns.

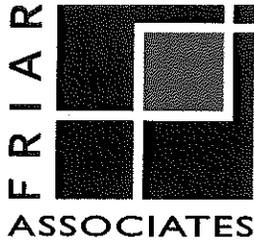
Best regards,


Bruce E. Douglas, Ph.D

Feasibility Study

CREC Two Rivers High School-Boathouse Bloomfield, CT

29 No. Griffin Road



ARCHITECTURE
INTERIOR DESIGN
M/E/P ENGINEERING
LANDSCAPE ARCHITECTURE

**Draft Report
February 20, 2015**



**Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT**

February 2015

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Town of Bloomfield Flood Map

**Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT**

February 2015

Introduction

The purpose of this feasibility study is to provide the Capitol Region Education Council (CREC) with a tool to evaluate the existing conditions of a potential boathouse site associated with the Two Rivers High School at the Farm River Park (460 Tunxis Avenue in Bloomfield, CT).

This analysis includes an accounting of characteristics and constraints (e.g. accessibility, structural capacity, etc.), for the existing building located on this property.

Preliminary Educational Specifications describing proposed uses and square footages have been provided by CREC and are included within this report as a reference. The preliminary program has been compared to the available square footage within the existing structure located at 460 Tunxis Avenue as well as the parameters of applicable local, State, and Federal codes.

Friar Associates visited the site to observe the current existing conditions and solicited site information from available resources including the Town of Bloomfield Assessor's office.

Please note that this is not a complete study. We recommend exploring the following recommendations within this report and developing conceptual designs, project budgets and overall timelines for further consideration. This work should include additional feasibility discussions with the Town of Bloomfield.

Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT

February 2015

Site and Building Assessment

The existing structure located at 460 Tunxis Aveune is approximately 2,770 square feet in size (excluding basement and greenhouse), sits on 51 acres and is located in a residential zone (R-40). The property is currently owned and maintained by the Town of Bloomfield.

The site is abutted by the Farmington River directly to the north, additional residential zones to the west and an industrial zone to the east which is located in the Town of Windsor. The structure is located approximately 200' from the bank of the river and accessed from an approximately 1,500' gravel road, the entrance of which begins in a public parking lot located off of Tunxis Avenue. There are currently numerous hiking paths which are accessible to the public located on site.

There is a gradual grade change between the building and the bank of the Farmington River with no significant drops in elevation making the river easily accessible. The existing structure sits outside of the 100 year and 500 year flood plain per Town of Bloomfield and FEMA flood plain maps (see the attached flood plain mapping within the Appendix of this report). The boundary of the 500 year flood plain exists within feet of the structure, but the building is not located within the area of the 500 year flood plain.

The existing structure is a wood framed building that sits atop a stone and mortar foundation. The exterior walls are a combination of brick and wood cladding and the roof is sheathed in asphalt shingles. Utilities include public power, water and sewer. The heating system consists of a boiler with hot water radiators and is fueled by oil. The building houses three residential style bathrooms, a kitchen (including a floor drain and wood burning fireplace) and various other rooms that are typical of residential construction (e.g. living room, bedrooms, etc.).

Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT

February 2015

Program Summary

Based on "Two River High School – Boat House Plan" (see attached program in appendix)

Program Elements:

Environmental Science Teaching Area:	1,500 s.f.
Experiment Storage:	800 s.f.
Boat House:	2,000 s.f.
Gathering Pavilion:	1,200 s.f.
Toilet Rooms:	400 s.f.
Total Floor Area:	5,900 s.f.

CREC goal: To develop a waterfront facility which would include interior as well as exterior educational spaces that could be utilized by CREC students and staff as well as local residents. In addition to the program spaces listed above the facility shall also include a low risk flora and fauna area, a walking/bike trail, a boat launch at the Farmington River and a low ropes course.

Proposed Plan Layout

Based on the size and configuration the existing structure could house the following spaces:

- Environmental Teaching Center
- Experiment Storage
- Toilet Rooms

The following program areas can be built on the grounds as detached structures:

- Boat House
- Gathering Pavilion
- Boat Launch

The following program elements can be provided on the grounds:

- Low Risk Flora and Fauna Area
- Walking/Bike trail
- Low Ropes Course

Zoning regulations allow for a maximum height of 35 feet and 2 stories.

**Site Feasibility Study
CREC Two Rivers High School – Boathouse
Bloomfield, CT**

February 2015

Photographs



1 **Location:**
Parking Lot Before Entry
Driveway



2 **Location:**
Entry Driveway



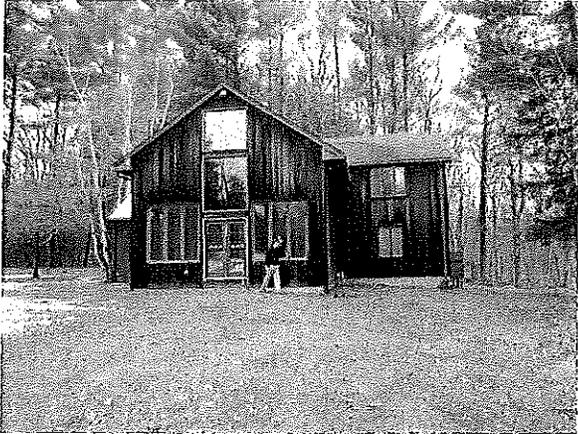
3 **Location:**
Entry Driveway, South Elevation

**Site Feasibility Study
CREC Two Rivers High School – Boathouse
Bloomfield, CT**

February 2015



4 **Location:**
South/East Elevation



5 **Location:**
East Elevation



6 **Location:**
East Elevation, Downspout

**Site Feasibility Study
CREC Two Rivers High School – Boathouse
Bloomfield, CT**

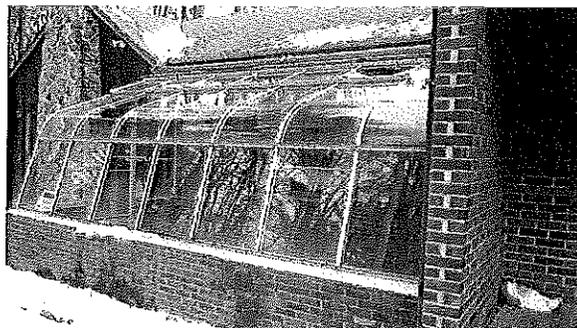
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7 **Location:**
North Elevation



8 **Location:**
River Access



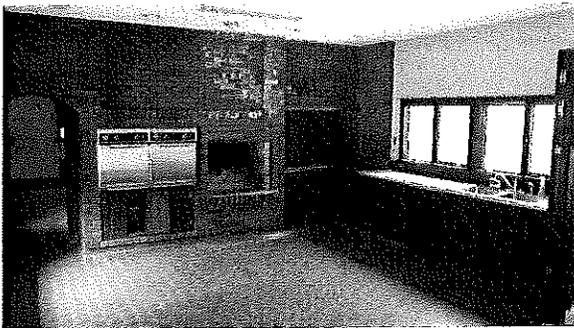
9 **Location:**
Greenhouse

Site Feasibility Study
CREC Two Rivers High School – Boathouse
Bloomfield, CT

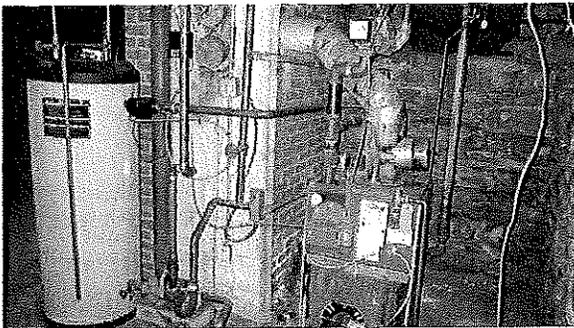
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10 **Location:**
Living Room



12 **Location:**
Kitchen



13 **Location:**
Mechanical System

**Site Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT**

February 2015

Summary

Based on the program that has been provided by CREC, it is feasible that the existing structure and property located at 460 Tunxis Avenue can accommodate the proposed facilities.

Based on flood plain maps provided by the Town of Bloomfield and FEMA (see appendix) all proposed work could be located outside of both the 100 and 500 year flood plain with the exception of the boat launch. Any costs associated with the construction of a permanent boat launch would not be eligible for reimbursement with State grant monies. One possible solution could be to provide a portable, roll-in-dock that could be removed from the flood plain areas as necessary.

The existing structure on site is in fair shape and would be acceptable to house some program elements including the Environmental Teaching Center, Experiment Storage and Toilet Rooms. All other programmatic spaces can be located on the site adjacent to the existing structure. The second story of the building will not be able to be occupied without the installation of an elevator or lift. Minor repairs are required to the building envelope including the replacement of broken greenhouse windows, replacement of broken sidelight windows at the main entry door and replacement/repair of roofing materials, gutter and downspouts. The heating system (boiler and two oil tanks) should be evaluated and may require maintenance due to inactivity.

The following improvements will be necessary in order to bring the existing property up to compliance with local, State and Federal Code requirements:

Site:

- Accessibility
 - Handicapped parking space(s) with loading/unloading areas
 - Accessible paths connecting all proposed program elements
 - Crushed stone (stone dust) paths are suitable

Building:

- Accessibility
 - Ramps to allow first floor access
 - A combination of grade ramps and constructed ramps could be provided based on egress requirements
 - Upgrade door hardware
 - Provide accessible toilet rooms
 - Two single occupancy toilet rooms could be provided dependent on building occupancy load. Based on the program provided the proposed 1,500 square foot Environmental Teaching Center can accommodate approximately 75 students. Two single occupancy toilets will accommodate this occupant load.

Site Feasibility Study
CREC Two Rivers High School - Boathouse
Bloomfield, CT

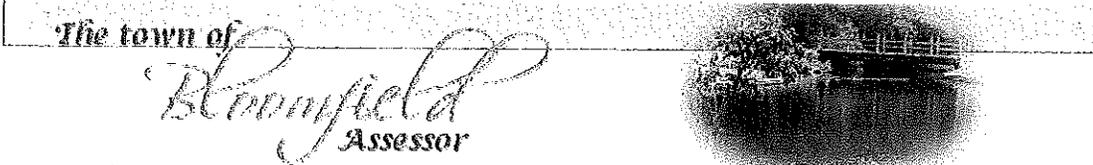
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Structure:

- The wood frame structure will need to be modified in order to satisfy current Code requirements. As built, it is assumed that the current wood framed floor construction of the structure is designed to carry a uniform load of 40 pounds per square foot (per applicable Code requirements). If the structure were to be used in an Education capacity, the floors would need to be reinforced to carry a uniform load of 100 pounds per square foot at all first floor corridors and a point load of 1,000 pounds throughout the structure. Additional engineering analysis will be required to determine the extent of structural upgrades required.

Hazardous Materials:

- Hazardous material testing has not been conducted on this building. Testing should be conducted as part of the next phase of project development.



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Owner and Parcel Information

Owner Name	BLOOMFIELD TOWN OF	Today's Date	February 20, 2015
Mailing Address	P O BOX 337	Parcel ID	7690 (Account #: R90037)
	BLOOMFIELD, CT 06002	Fire District	C
Location Address	460 TUNXIS AVE	Census Tract	4714
Map / Lot	638 / 3	Acreage	51.04
Use Class / Description	923 Mun Bldg Res	Parcel Map	Show Parcel Map
Assessing Neighborhood	0001A	Utilities	Owner List By Radius All Public

Current Appraised Value Information

Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 192,700	\$ 0	\$ 0	\$ 450,300		\$ 643,000	\$ 643,000	\$ 450,100

Assessment History

Year	Building	OB/Misc	Land	Total Assessment
Current	\$ 134,890	0	\$ 315,210	\$ 450,100
2013	\$ 147,210	0	\$ 132,160	\$ 279,370
2009	\$ 147,210	0	\$ 132,160	\$ 279,370

Land Information

Use	Class	Zoning	Area	Value
Mun Bldg Res	E	R-40	0 AC	
Mun Bldg Res	E	R-40	0.92 AC	\$ 153,600
Mun Bldg Res	E	R-40	50.12 AC	\$ 296,700

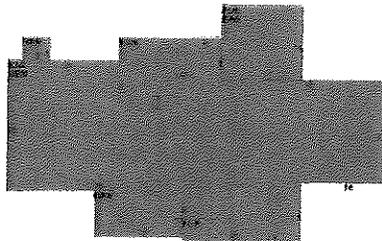
Residential Building Information

Style	Year Built	Eff Year Built	Living Area	Stories	Grade	Exterior Wall	Interior Wall	Rec Room	Fireplaces
Ranch	1972	1983	2,770	1 Story	C+	Board & Batten and Brick Veneer	Drywall	0	1
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC %	Bedrooms/Full Baths/Half Baths/Total Rooms	Basement	Basement Garage	Bsmt Finished Area
Arch Shingle	Gable	Hardwood and Carpet	Oil	Hot Water	100%	2 / 2 / 1 / 5	12%	0	0

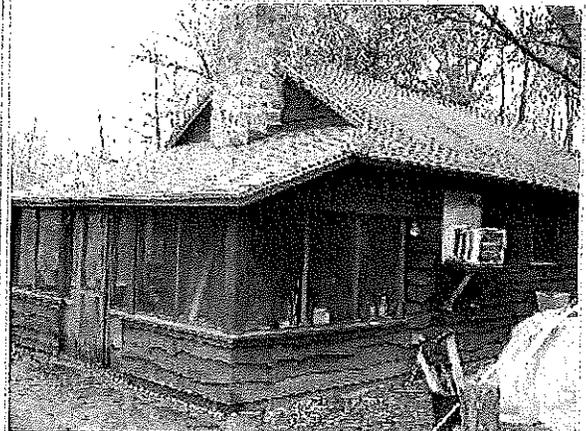
Building Sub Areas

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	2,498	2,498	
FOP	Finished Open Porch	0	55	
FUS	Finished Upper Story	272	272	
GRN	Greenhouse	0	190	
UBM	Basement	0	2,256	
WDK	Wood Deck	0	196	
Totals		2,770	5,467	3,299

Building Sketch [Enlarge](#)



Building Photo [Enlarge](#)



Residential Building 2 Information

Style	Year Built	Eff Year Built	Living Area	Stories	Grade	Exterior Wall	Interior Wall	Rec Room	Fireplaces
Ranch	1940	1976	0	1 Story	C-	Logs	Wall Board	0	0
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC %	Bedrooms/Full Baths/Half Baths/Total Rooms	Basement	Basement Garage	Bsmt Finished Area

2/20/2015

Town of Bloomfield Assessor's Office

Asphalt Shingl	Gable	Hardwood	Oil	Hot Water	0%	0 / 1 / 0 / 3	0%	0	0
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Building Sub Areas				Building Sketch	Building Photo
Code	Description	Living Area	Gross Area	Effective Area	NA
No Sub Area Information available for this building.					

Out Buildings / Extra Features				
Description	Sub Description	Area	Year Built	Value
No Out Building/Misc Information available for this parcel.				

Sale Information						
Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
00/00/0000		677/ 332	Unqualified	Old sale- Validity unknown	Vacant	BLOOMFIELD TOWN OF

Permit Information								
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
No Permit Information available for this parcel.								

[Recent Sales in Neighborhood](#) |
 [Previous Parcel](#) |
 [Next Parcel](#) |
 [Field Definitions](#) |
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The Town of Bloomfield Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 14, 2015

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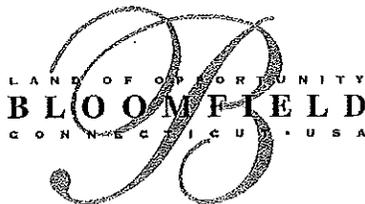
TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: October 23, 2015

RE: FY 15/16-19 – KINDER MORGAN/TENNESSEE GAS PIPELINE
PROPOSED GAS PIPELINE PROJECT

At the joint meeting of the Administration/Education and Land Use & Economic Development subcommittees on Monday, October 19th, 2015, it was moved by Councilor Neuwirth, seconded by Councilor Rivers and voted unanimously to recommend to the full Town Council further discussion and exploration for additional fact finding regarding the Kinder Morgan/Tennessee Gas Pipeline Proposed Project.



Office of the Mayor
TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD
CONNECTICUT 06002
TEL. 860.769.3500
FAX 860.769.3598

October 15, 2015

Ms. Kimberly D. Bose
Secretary
Federal Energy Regulatory Commission
888 First Street, NE, Room 1A
Washington, DC 20426

RE: PROPOSED NORTHEAST ENERGY DIRECT (NED) PIPELINE PROJECT, TENNESSEE GAS PIPELINE
LLC/KINDER MORGAN (FERC DOCKET NO. PF14-22-000)

Dear Secretary Bose:

We have been following the Kinder Morgan/Tennessee Gas Pipeline proposed project with great interest. On behalf of the Town of Bloomfield, I am writing to request an extension on the October 16th deadline to accept pre-application comments in an effort to determine the answers to a number of questions concerning the pipeline that have yet to be fully answered by Kinder Morgan/Tennessee Gas Pipeline, the pipeline's prospective customers, and state and federal regulatory parties.

Before making a decision on whether to support/support with conditions or oppose/oppose with conditions the installation of the pipeline, the Bloomfield Town Council by unanimous vote felt clarification was needed on a number of issues and that the comment period should be extended. These include:

- The ability of local service providers (Connecticut Natural Gas in Bloomfield) to access additional gas supplies and if so what effect that would have on gas prices in Bloomfield;
- The ability of many Bloomfield residents to have gas delivered to their homes through the expansion of the local gas distribution system if additional gas supplies become available, which many of our residents desire and have advocated for somewhat aggressively within the past year in an effort to lower their energy bills;
- Safety issues concerning both the existing pipeline and the proposed pipeline (specifically Kinder-Morgan's safety record);
- The issues raised by the Hartford Metropolitan District Commission and our water supply (unresolved alternative route location for the pipeline if it is to proceed in a different location);
- Potential impacts on property owned by Bloomfield's Wintonbury Land Trust, the Town of Bloomfield-owned Wintonbury Hills Golf Course, etc.;
- Issues related to property restoration and right-of-way acquisition should the pipeline project proceed;
- The degree to which the additional resources have been promised or contracted for by companies outside the New England area and/or outside the United States;

Ms. Kimberly D. Bose

October 15, 2015

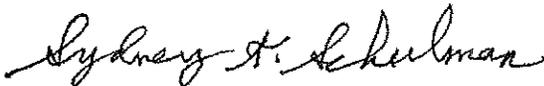
Page 2

- The percentage of new resources guaranteed to be available to New England, Connecticut and Bloomfield proposed customers;
- And finally the anticipated "life" of the gas sources providing the additional gas.

I understand there have been several meetings at which time some questions were answered; however, this has only heightened the need for more information before a reasonable, educated position can be taken by the Town. Further, these meetings were held within a short period of time without adequate notice and without input from the elected or appropriate leaders of all affected communities.

Lastly, I am requesting that no regulations be promulgated or published until after the comment period and all our questions are answered.

Sincerely,

A handwritten signature in cursive script that reads "Sydney T. Schulman".

Sydney T. Schulman

Mayor – Town of Bloomfield

TO: Town Councilors
FROM: Philip K. Schenck, Jr., Town Manager
DATE: October 23, 2015
RE: FY 15-16-20 – 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 16, 2015.

To: Bloomfield Town Council
From: Jean G. Kitchens, Tax Collector
Date: October 16, 2015
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 2015 REFUNDS

ADVANCED GAS	2014MV	\$47.18
BAKER RACHEL	2014MV	\$21.99
BANC OF AMERICA LEASING	2014PP	\$32,581.78
BONCHI LLC	2014MV	\$101.61
BONNEY B LLC	2014MV	\$206.92
CALEF ROBERT OR MARTHA	2013MV	\$507.00
CAMPBELL JOAN OR SHEVONNE	2014MV	\$52.87
CHASE AUTO FINANCE	2013MV	\$144.45
	2014MV	\$560.53
CICERO ANTHONY JR	2014MV	\$25.87
COMRIE ELVIS	2014MV	\$55.42
CREATIVE TRANSPORTATION	2014MV	\$174.03
FINANCIAL SER VEH	2014MV	\$613.00
FRANCIS MERVA	2014MV	\$58.14
FRANKLIN RICHARD	2014MV	\$388.75
	2013MV	\$180.13
GIBSON BOBBY JR	2013MV	\$46.00
HILL MARY	2014MV	\$20.09
HILL ROBERT	2014MV	\$33.51
HONDA LEASE TRUST	2014MV	\$283.37
JILAMI AND CHAIKLIN MICHAEL	2014MV	\$187.16
JOHNSON CLAUDE & FRANCES	2013RE	\$111.32
JONES EMMANUEL	2014MV	\$8.93
LEPPERT NUTMEG	2014MV	\$20.00

MEEHAN SEAN	2014MV	\$77.59
MIDDLETON ELMORE & EDNA	2014MV	\$37.24
NISSAN INFINITI	2014MV	\$219.26
PETERSON DL TRUST	2014MV	\$70.65
PORISS EMILY	2014MV	\$109.70
ROBINSON SUSAN	2014MV	\$14.74
RUSSELL BRENDADEEN	2013MV	\$19.42
SOLYCO	2014MV	\$348.07
TAVERAS LUIS E	2013MV	\$766.71
TAYLOR JOHN OR ELLEN	2014MV	\$92.56
THOMPSON NOWEL & ROXIE	2013RE	\$16.81
TOYOTA MOTOR CREDIT	2014MV	\$802.08
TOTAL REFUNDS		\$39,004.88

TO: Town Councilors
FROM: Philip K. Schenck, Jr., Town Manager
DATE: October 23, 2015
RE: FY 15/16-21 – APPOINTMENT TO THE METROPOLITAN
DISTRICT COMMISSION

The above item was placed on the agenda at the request of Councilor Washington.

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

Move to make the following appointment to the Metropolitan District Commission:

Mr. Byron Lester (replacing Albert Reichin)

DRAFT

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Tuesday, October 13, 2015 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

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

Absent was: Councilor Derrick Seldon

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, Marc Needelman, Town Attorney and India M. Rodgers, Clerk of Council

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS & PRESENTATIONS

Presentation by Ms. Penni Micca, Interval House

Ms. Penni Micca presented information regarding services offered at Interval House. Interval House is dedicated to providing services to prevent and break the cycle of family and intimate partner abuse.

Ms. Micca requested financial support of the Council in the amount of \$2500.00 to continue to provide these services to the Greater Hartford catchment area.

Councilor Merritt suggested posting information regarding the request for donations on town website in conjunction with supporting a formal partnership with the police department.

Mr. Philip K. Schenck, Jr., Town Manager inquired if given consideration for a financial request would funding go towards Bloomfield residents.

Councilor DeLorenzo requested additional detailed statistics regarding services for Bloomfield residents.

CITIZEN STATEMENTS & PETITIONS

1. Michael Trueman, 7 South Barn Hill Road – stated that he declined to sign a petition advocating to oust neighbors due to their nationality “Brazilians” and the disruption in traffic for their business.

Mayor Schulman informed Mr. Trueman of ensuring consistent zoning regulations within town and it should not be selectively enforced.

2. Natali Dabaghi, 21 Foothills Way, reiterated Mr. Trueman’s comments and concerns regarding constant harassment and targeting due to their racial ethnicity.

REPORT FROM COUNCIL SUBCOMMITTEES

Community Services- In the absence of Councilor Seldon, Councilor Rivers gave a detailed report of upcoming activities and events for Social & Youth Services, Senior Services and Leisure Services.

Administration & Education – Councilor Rivers read a detailed report outlining a presentation made by architects, Weston and Sampson regarding facility renovations for the Public Works department.

Public Safety - Councilor Washington read a detailed report from the last meeting held on September 15, 2015.

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

Finance – Councilor Hypolite gave a brief overview of the last meeting held of this subcommittee. He discussed the overall level of the fund balance at \$15,000,000 and 18%. There is increased cash flow and an excess in revenues due to delinquent tax sales held on October 1, 2015. The tax sales net \$400,000 in revenues and the collection rate of 98.6%. This rate is trending high due to the success of bi-annual tax collection.

The committee also discussed various liabilities related to outstanding debt service. The town’s per capita is \$2800 due to school bonding and the state average is \$2200. In relation to debt, the town has plans to address infrastructure needs such as roads and significant capital improvement projects, i.e. library, community center and public works garage. There may be a need to consider potential bond referendum to improve the town infrastructure.

Land Use & Economic Development – Deputy Mayor Gamble gave a brief overview of the last subcommittee held in September. In efforts to increase Economic Development in Bloomfield,

the town staff hosted an outstanding workshop for potential companies interested in coming to Bloomfield. Several proposals are currently active for housing developments and manufacturing, to stabilize the tax base and assist with financing needed renovations for town infrastructure.

ADDITIONS TO THE AGENDA

It was moved by Deputy Mayor Gamble, seconded by Councilor Washington and voted unanimously to add item FY 15/16-19: Discussion and Possible Action Regarding Kinder Morgan/Tennessee Gas Pipeline Proposed Gas Pipeline Project.

COUNCIL BUSINESS

OLD BUSINESS

FY 13/14-12: Discussion and Possible Action Regarding 97 Granby Street

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble and schedule a public hearing at the next scheduled Town Council meeting, October 26, 2015.

VOTE: AYE: J. Gamble, W. Hypolite, J. Washington, L. Rivers, J. Neuwirth, J. Merritt
 NAY: S. Schulman
 ABSTAIN: None

The motion carries. (8-0-1)

NEW BUSINESS

FY 15/16-15: Consider and Take Action Regarding Appointment to the Bloomfield Housing Authority

It was moved by Councilor Neuwirth, seconded by Councilor Washington and voted unanimously to appoint to the Bloomfield Housing Authority:

- Mr. Charles Frances Politis, II

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to amend the original motion to appoint to the Bloomfield Housing Authority:

- Mr. Jonathan Coleman

FY 15/16-16: Consider and Take Action Regarding Appointment to the Town Plan and Zoning Commission

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to appoint an alternate position to the Town Plan and Zoning:

- Ms. Tara Baldwin

FY 15/16-17: Consider and Take Action Regarding Appointment to the Greater Hartford Transit District

It was moved by Councilor Washington and Councilor Neuwirth and voted unanimously to appoint to the Greater Hartford Transit District:

- Joan Gamble

FY 15/16-18: Consider and Take Action Regarding Pending Tax Appeals

This matter was deferred for discussion under Executive Session.

FY 15/16-19: Discussion and Possible Action Regarding Kinder Morgan/Tennessee Gas Pipeline Proposed Project

Ms. Marie MacDonald, Chair of Conservation, Energy and Environment Committee (CEEC) and Ms. Valerie Rossetti, member of CEEC gave a brief presentation regarding concerns of the Kinder Morgan/Tennessee Gas Pipeline. A community presentation meeting was held in West Hartford on October 7, 2015.

It was noted that CNG has plans to access this new gas pipeline to provide services to more residents in town. CEEC not opposed to re-routing the pipeline. There main goal is to fully protect town's water supply.

The potential effects of this pipeline could disrupt natural wildlife, community wells on Juniper and Rundelane and a significant loss of trees and vegetation.

Mayor Schulman clarified information regarding the pipeline proposal, percentage of leakage of gas and frequency of distribution.

Councilor Hypolite mentioned comments about fracking and is interested in the details of the signed contract agreement between CNG and Kinder Morgan.

Councilor DeLorenzo inquired about the role of the town as a whole regarding this project.

Deputy Mayor Gamble is in agreement with fellow colleagues regarding concerns and possible leaks within the community

Councilor Merritt expressed that he has not had an issue with the existing pipeline near his home. He thinks that it should go through existing pipeline area and not entering into water supply. – supportive of pipeline

Mayor Schulman stated that the town will not rush to judgement regarding the pipeline project. He referred this issue to the Land Use and Economic Development subcommittee for further discussion and review.

Moreover, the Council should not pass a resolution at this time due to a lot of unanswered questions, benefits to Bloomfield residents for access, statistics regarding leakage percentage and a letter to extend the comment period for further exploration and review of prospective regulations for the project to proceed be held until questions are answered.

It was moved by Councilor Neuwirth, seconded by Councilor Merritt and voted unanimously to submit written correspondence to FERC requesting an extension period on the October 16 deadline to accept pre-application comments, questions concerning the pipeline to have yet to be answered and its effect on prospective customers, and state/federal regulatory agencies.

REPORT FROM MAYOR AND TOWN MANAGER

Mayor's Report

- On September 20, 2015, Mayor Schulman attended the Harvest Festival sponsored by Bloomfield United Methodist Church.
- On September 25, 2015, Mayor Schulman attended a meeting of the Consortium of Chief Elected Officials.
- On September 29, 2015, the Annual Senior Expo was held from 9:45 a.m. – 1:00 p.m. at Senior Services.
- Also on September 29, 2015, announced the departure of Mr. Desi Nesmith, Principal of Metacomet Elementary School. Mr. Nesmith accepted a new position at the State of Connecticut – Department of Education as the new Turnaround Chief. Students honored Mr. Nesmith for his tireless service to Metacomet Elementary School.
- On September 19, 2015, the Wintonbury Land Trust hosted their “Giant Tag Sale” at 22 Duncaster Road. Proceeds from this event will go towards renovating an old barn on site.

- On September 26, 2015 at 11:00 a.m., the Blue Hills Fire Department sponsored a Lobster Fest at sponsored by J's Crabshack in Hartford.
- On September 21, 2015 at 4:00 p.m., there was be groundbreaking ceremony at Filley Park to begin construction of the new streetscape.
- On October 3, 2015, Mayor Schulman attended the Cricket Hall of Fame induction ceremonies.
- On October 4, 2015, Sacred Heart Church held their Annual Festival.
- On October 7, 2015 from 6:30 p.m. – 8:30 p.m., the Tennessee Gas Pipeline Company, L.L.C. (TGP) had a Community Presentation in West Hartford, CT at West Hartford Town Hall, 50 South Main Street.
- On October 14, 2015 at the Oakdale Theatre in Wallingford, CT, the Town of Bloomfield will be honored by Eversource.
- Also on October 14, 2015, Bloomfield High School 21 students were inducted into the National Honor Society.
- On October 15, 2015, a Solar Array ribbon cutting ceremony will be held at Pepperidge Farm.
- On October 17, 2015, Auer Farm held their Annual Fall Festival.
- On October 25, 2015 – November 1, 2015, Rehoboth Church of God will celebrate their 50th Anniversary with a schedule of events for each night.

Town Manager's Report

Mr. Philip K. Schenck, Town Manager agreed to pass on his official report due to time constraints.

APPROVAL OF MINUTES

It was moved by Deputy Mayor Gamble, seconded by Councilor Hypolite and voted unanimously to approve the minutes of September 15, 2015.

COUNCIL COMMENTS

Councilor DeLorenzo reminded residents to donate to the Bloomfield Food Bank.

EXECUTIVE SESSION

At 9:45 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Neuwirth and voted unanimously to enter into Executive Session A. – Discussion Concerning Pending Tax Appeals with the Town Council, Town Manager, Assistant to the Town Manager and Town Attorney.

At 9:59 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to exit Executive Session A.

At 10:00 p.m., it was moved by Councilor Neuwirth, seconded by Councilor Rivers and voted unanimously to enter into regular session to approve and authorize the Town Attorney to enter into settlements in the tax appeals filed by:

- Walden Avenue Development
- AMCAP (Copaco Center)
- Interfaith Homes (Mountain Avenue/Bestor Lane)

At 10:01 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Washington and voted unanimously to exit regular session and return to Executive Session B. – Discussion Concerning Pending Claims and Litigation.

At 10:11 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Neuwirth and voted unanimously to exit Executive Session B.

ADJOURNMENT

At 10:12 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to adjourn the meeting.