There was a regular meeting of the above referenced subcommittee held on Tuesday, July 16, 2019 at 6:30 p.m. in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Councilors David Mann, Kevin Gough and Patrick DeLorenzo (in at 7:50 p.m.) Councilor Kenneth McClary

Also present were: Philip K. Schenck, Jr., Town Manager, Jose Giner, Director of Planning and Economic Development, Jonathan Thiesse, Town Engineer and India Rodgers, Clerk of Council

Absent was: Deputy Mayor Rickford Kirton

Guest: Vincent Austin, Developer

The meeting was called to order at 6:40 p.m.

Old Business

Council Referred Item FY 18/19-17: Consider and Take Action regarding Non-Renewal of our Agreement with the Department of Energy and Environmental Protection on the Reservoir #2 Lease

The Town will continue to work with the State of Connecticut on a potential lease agreement for Reservoir #2. The current lease will remain in effect while the renewal application is under review. If the Town decides to move forward with reducing the acres to the “active area” only, Seabury Trails and Wintonbury Flying Club, the town will need to obtain a Class D survey. This survey is the direct result to setting the leased boundaries and what resides within those boundaries.

The state review committee has some concerns regarding the use by the Wintonbury Flying Club. It was noted that there may not be any issues nor concerns around the Seabury Trails.

Both the state and the Town will continue with the application process as submitted. The state anticipates a review and feedback by early September.

Status Update on the Buck Property Trail Construction by the Simsbury Land Trust

Mr. Jose Giner, Director of Planning and Economic Development will follow up with the status of this trail construction by the Simsbury Land Trust.
New Business

Council Referred Item FY 18/19-74: Discussion regarding Possible Sale of Town-Owned Property located at 15 Douglas Street

Mr. Jose Giner, Director of Planning and Community Development gave a brief history on the option to purchase this property by the TFC. TFC failed to obtain the property due to issues with approvals from the State of Connecticut.

Mr. Vincent Austin, Developer presented initial concept plans to the subcommittee regarding town-owned property located at 15 Douglas Street and 1136 Blue Hills Avenue. He has purchased the plans and is currently in the process of approval for both projects. Mr. Austin has completed all requirements for Town Plan and Zoning Commission.

He would also like to partner with both churches to meet their vision for senior housing. The land has been secured to purchase or partner with the church to partner as a non-profit entity.

The initial plans for this senior housing development will consist of three stories, 45 unit building with more green/geothermal/solar and CLT construction.

The tentative timetable for ground breaking is Fall 2019.

Councilors Gough and Mann stated that they are in full support of this project and encouraged Mr. Austin to continue his pursuit.

Discussion regarding the Francis Gillette House – Historic Review Committee

Mr. Dale Bertoldi of the Historic Review Committee presented their findings regarding the historic value of the Francis Gillette House.

The Historic Review Committee is preparing to file for historic property designation of the Francis Gillette House. The plan is to move forward with town regulations concerning ownership, renovations, changes and/or demolition. The initial asking price is $195,000.

Mr. Bertoldi of Ironwood Community Partners noted all of the historical values and importance of preservation of property. He also noted that this designation does not prevent a historic structure from being modified or changed.

The subcommittee discussed possible tourism opportunities such as a museum. There was some discussion about purchasing the property by the Town or leave it with Cigna.

Councilor Gough inquired about the preservation easement through the State of Connecticut. He expressed his opinion about mixed results with the Town’s ownership of property. The Town not interested in being a landlord.
The subcommittee discussed next possible steps such as:
- Right of first refusal if Cigna sells (as a part of the negotiations)
- Voluntary preservation easement
- Tenant to remain in the home
- Explore historic designation and parameters

Councilor Mann asked if Cigna would consider relocated this building in another location in Town that is more visible. There may be some issues to move this house once the historic preservation has been granted.

**Discussion regarding Request for Access Easement across Town property from Pent Road Cul-de-Sac to two land locked parcels to the south**

Mr. Jonathan Thiesse, Town Engineer gave a brief overview and history of the land parcels requesting an easement across Town property from Pent Road Cul-de-Sac.

The potential developer is requesting easements to build two single family homes. This property will also need an 8-24 referral. It was noted that properties will be taxed per their zoning.

There are some concerns with possible issues with selling, values and concerns of residents on what will happen to these properties.

**Public Comment**

1. **Margo Hennebach, 13 Pent Road** inquired about how buildable is the land there?

2. **Trudy Gamble, 16 Pent Road** expressed concerns about why the easement is not on Juniper instead of Pent Road. It was noted that the town would have control to protect the neighbors when and if the easement is granted.

   The Town must review town policy on giving up the interest of the land within the strip. Neighbors will be offered the opportunity to buy interest within the strip.

   The Town will obtain additional information from the Town Attorney on concerning issues of neighbors. This item will be referred to the next subcommittee agenda for review.

   Mr. Philip K. Schenck, Jr., Town Manager recommended a full Council status report, this item will be placed the agenda for discussion at the August 12, 2019 Council meeting and Land Use & Economic Development subcommittee meeting scheduled for August 20, 2019.

**Development Inquiries and Project Updates**

- Ryefield Village submitted a wetlands application for a zone change and master plan
- Cigna – 1360 Hall Blvd. – Cigna University
- Duncaster – wetland map amendment
- M & M Trucking Company – Motion failed in Inland Wetlands Commission (3-2-0)
- Home Goods – requesting a variance – ZBA

Councilor Mann inquired about looking for an alternative location for the M & M Trucking Company. He also expressed concerns about the opening of so many urgent care locations in town. He asked the Town to look at zoning controls to minimize office use percentage and the possibility to add second level developments.

Mr. Schenck, Jr. spoke briefly about the visioning for the town and the overall update of the Plan of Conservation and Development (POCD).

**Approval of Minutes**

It was moved by Councilor Gough, seconded by Councilor DeLorenzo and voted unanimously to approve the minutes of July 15, 2019.

**Adjournment**

It was moved by Councilor Gough, seconded by Councilor DeLorenzo and voted unanimously to adjourn the meeting 8:10 p.m.