There was a regular meeting of the above referenced subcommittee held on Tuesday, September 17, 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 6:45 p.m.) Councilor Kenneth McClary (via phone) and Deputy Mayor Rickford Kirton

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

**Guests:** Mark Jewell, AICP of VHB, Tom Rocheleau, President of the Wintonbury Flying Club

The meeting was called to order at 6:30 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**

Councilor Mann stated that the current lease for Reservoir #2 expired in July 2019. However, the current lease will remain in effect while the renewal application is under review. The ongoing negotiations with the State and the Town is the consideration for a reduction in the amount of acreage to only the active use acreage. The Town is presently leasing 330 acres. The major concern for the Town is that there will be no negative impact on the present users.

Mr. Tom Rocheleau, President of the Wintonbury Flying Club presented information the active use of the club on this property. The Wintonbury Flying Club has been in existence since 1974. There are currently 220 members, of which 20 members are Bloomfield residents.

The ongoing negotiations with the State of Connecticut and the Town of Bloomfield have outlined some concerns regarding the paved areas. Mr. Rocheleau noted that the club has been responsible in mowing the area of use with cost estimates of approximately $7,000 per year. In addition, they have also maintained the access road per an agreement with the Town since 1993.

Deputy Mayor Kirton commented on the need for more to promotion to the Town regarding the active participation of the Wintonbury Flying Club initiatives.

Councilor Gough asked about any interest in drone flying. Mr. Rocheleau stated that 95% of their membership fly model airplanes.
Public Comment

1. **Tim Wolf, 4 Guernsey Road** - commented on observing the air field every Sunday and the appreciation of flying electric planes.

2. **Ashley Stewart, Environmental Planner for the TOB** mentioned some concerns regarding flood control, which must be in compliance through the federal government.

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 Economic Development gave a brief status update on the Town-Owned property located at 15 Douglas Street. The town is awaiting information from the Town Assessor regarding property appraisal that has been designated for affordable housing for the elderly.

If approved, the Town would issue another RFP purchase option and need to inquire from the Town Attorney the legal parameters to do so.

There are current plans that are still valid in order to build this development. There was some discussion with other Town owned properties of interest with Habitat for Humanity that would have to be re-zoned from industrial to residential.

The subcommittee requested a map of possible locations for residential development. Mr. Giner, Engineering, Public Works and Town Attorney will meet to discuss any potential issues.

New Business

Council Referred Item FY 19/20-12: Discussion and Possible Action regarding the request for Easement across LaSalette Park between Ryefield Hollow Drive North and Ryefield Hollow Drive South

Councilor Mann gave a brief overview of the request for an easement across LaSalette Park between Ryefield Hollow Drive North and Ryefield Hollow Drive South.

Mr. Giner outlined the procedures needed for approval of this easement. The first step is for the Council to express their interest to grant the easement. The next step is to consult with the State of Connecticut to inquire if an easement would be appropriate across town property.

Councilor Gough commented on the same issues with this request for an easement as compared to the Pent Road easement request. He asked about the town’s fiduciary responsibility and fairness of the town on who the property goes to. He asked for clarification regarding the following:

a. Parcels being subdivided
b. Evaluation - town’s fiduciary responsibility (appraisal from Assessor)
Councilor Gough requested more information regarding a town policy that would define the procedure and granting of easements across town property.

Mr. Jonathan Thiesse, Town Engineer explained the planning to show this property as a through street.

Mr. Giner noted that the request for this easement was to gain emergency access only (fire lane) and water main connection, connecting Ryefield Hollow North to the proposed neighborhood development on Ryefield Hollow South.

A memorandum from David Melesko, Director of Leisure Services also suggested some connectivity in developing a defined trail that would be gated on both northern and southern entrances eliminating vehicular traffic from benefit walkers, runners, bikers etc. enhancing a healthy and active lifestyle.

Mr. Giner stated that he would recommend a cross easement with the Town of Bloomfield.

Councilor DeLorenzo requested clarification regarding the 29 acres dedicated as open space, which would have a positive impact on the town’s residents, wildlife and environmental sustainability.

Deputy Mayor Kirton requested that staff develop the pros and cons of this request and forward recommendations from staff to the subcommittee for Council recommendation.

Councilor Gough mentioned a memorandum submitted by the Town Plan and Zoning (TPZ) Commission. They are not recommending an easement until approval for this developer’s application. He also requested more information to make a decision.

It was noted that the TPZ has reviewed the Master Plan and won’t approve the developer’s application until an easement is granted. The developer, PLR - Planned Luxury Rentals has plans to build single family homes similar to Gillette Ridge.

Councilor Mann requested a report for the next month’s meeting regarding this agenda item.

Mr. Thiesse - noted that granting an easement is not the same as disposing excess town owned property. The town can’t bid out and it must be beneficiary for a specific purpose.

Public Comment

1. **Rick Jensen, 7 Breezy Knoll Drive** - stated that the Council should act immediately, until more research is gathered about potential grant opportunities. Mr. Jensen commented on the use of parkland changes in anyway and the funding impact that this could have with the State of Connecticut. If the Town approves the granting of an easement, expand the number of homeowners that need to be notified. He also stated that the developer application should be considered on his own matter. Mr. Jensen strongly encouraged this issue to be tabled, until the developer’s application has been reviewed and approved by the Inlands Wetlands Commission and Town Plan and Zoning Commission.
Council Referred Item FY 19/20-13: Discussion and Possible Recommendation on Draft Complete Streets Report and Draft Policy (Presentation by VHB)

Mr. Mark Jewell, Transportation Planner for VHB gave a brief overview of the Complete Streets Project. Mr. Jewell noted that the Draft Master Plan for this project has been completed and is being reviewed by town staff and legal. He also noted that the CRCOG Draft Plan for the Region was issued on September 17, 2019.

Councilor Mann inquired about input on this policy by the Design Review Board. He also asked about funding from the State of Connecticut buys to implement elements of this project.

Mr. Thiesse stated that CRCOG has funding available for reconstruction projects and possible opportunities to fill the gap for the Complete Streets Project.

Mr. Jewell noted that is important to pass the policy and set up funding opportunities moving forward. He noted that this process is slow and commented on more expensive cost to retrofit current roads.

Deputy Mayor Kirton noted the importance to move forward with this plan and to collaborate more with West Hartford on how they implemented their plan. He also suggested more research to obtain public and private partnerships. He recommended continued review for broader input to gain more feedback for implementation. The Town must do something to improve road infrastructure, by developing this comprehensive plan approach.

Mr. Giner recommended the adoption of this policy. In regards to CIP, it can be most effective to acquire Complete Street improvements that fit within.

Councilor DeLorenzo inquired about current CIP projects and inclusion of the Complete Street project:
- Mountain Avenue Sidewalk
- Filley Park and Sidewalk to Geissler’s

Councilor Mann asked how engaged is Public Works in the planning process? He also asked about the importance of traffic calming measures, but not entirely driven by the Complete Streets policy.

Councilor Gough inquired about address a holistic maintenance approach moving forward. He commented on other issues such as:
- Parking as relates to cutting off access
- Traffic calming - using roads as shortcuts
- See noticeable improvements - getting connected
- EDC - requested hard copies to review and comment

Councilor Gough also asked for clarification regarding the timetable of activities for this project. VHB is awaiting town review and comments of the Draft Master Plan for Complete Streets. Prior to the upcoming budget cycle, there may be an opportunity to include some initiatives in the Capital Improvement submittal.

Councilor Mann asked about old signage, truck traffic and/or parking concerns. VHB is currently reviewing these issues.
Ms. Stewart commented on the main concerns of this policy regarding safety and access, great performance measures. Once these two measures are established, the town can focus on aesthetics for the Town.

Councilor Mann asked about the “Sidewalk Policy”, who is in charge of sidewalk maintenance throughout town.

Public Comment

1. **Linda Pagani, 4 Guernsey Road** stated that most of the community would want this project, a contribution toward economic equity. She encouraged Council to pass and implement this policy immediately.

2. **Tim Wolf, 4 Guernsey Road** noted that some exceptions and mechanisms that can be considered during implementation. It is not an opportunity to delay implementation of this policy.

3. **Paula Jones, 5 Bear Ridge Drive** recognized the timing for subcommittee approval process. She suggested the development of a committee comprised of citizens representing all demographics in town to assist in the implementation of this policy.

There was a brief discussion about other areas in town that would benefit from the Complete Street Project such as:
- Maple Avenue - speeding issue need traffic calming,
- Other minor projects that would be fixed - look at surrounding towns, not costly to install brick pavers as visual concepts
- Increase Bike Lanes like neighboring communities in Simsbury, Hartford

Councilor Mann commented on the importance of planning the implementation process prior to approval of the policy. He would also like input from the Public Works Department.

**Staff Reports - Development Inquiries and Project Updates**

**July and August 2019**

- Mr. Giner reported that the Town has received approximately $421,000 in building permit revenues. Some of the major contributors are Cigna with $286,000 in permits, total overall $17M construction projects and Privilege Road (subdivision housing) with $100,000 in permits.

- The Town is awaiting permit revenues from the CREC school construction.

- New Business - ABB is moving to Bloomfield, 45 Griffin Road South

- Plan of Conservation & Development - revised timetable - submit for funding in CIP FY 2020/2021, RFP submittal as soon as possible - 2 year process
Other Business

Councilor DeLorenzo inquired about status updates on the following properties:

- **Caruso Garage** - final approvals for TPZ and Design Review Board
- **Bloomfield Hardware** - demolition permit (interior) - preliminary presentation to the Design Review Board. The property owner is scheduled to attend the October meeting of the TPZ with full plans.
- **Interfaith Village** - Fire in the Spring 2019, consulting with Building regarding rebuild in flood plain

Deputy Mayor Kirton also inquired about any status updates regarding Wintonbury Mall. The Town has reached out to the current property owner. There is an issue with overflowing garbage dumpsters behind the property. The majority of this area is enclosed, however some is not. Mr. Giner will follow up and report status to the subcommittee.

Approval of Minutes

It was moved by Councilor DeLorenzo, seconded by Deputy Mayor Kirton and voted to approve the minutes of July 16, 2019.

VOTE: AYE: D. Mann, K. Gough, R. Kirton, P. DeLorenzo
NAY: None
ABSTAIN: K. McClary

The motion passes 4-0-1.

Adjournment

It was moved by Councilor DeLorenzo, seconded by Deputy Mayor Kirton and voted unanimously to adjourn the meeting 8:30 p.m.