

## MINUTES

### WILSON DEERFIELD ADVISORY COMMITTEE

WEDNESDAY, APRIL 27, 2005

7:00 P.M.

ACTIVITY ROOM #1

WINDSOR COMMUNITY CENTER

330 WINDSOR AVENUE

WINDSOR, CONNECTICUT

#### 1) CALL TO ORDER

The 4/27/05 regular meeting of the Wilson Deerfield Advisory Committee was called to order at 7:06 p.m.

#### Members Present

Frank Jacobs, Chairman

#### Guests

Patrick McMahon

Jim Hallisey (staff)

#### 2) PUBLIC COMMUNICATIONS

None

#### 3) REPORTS

Jim Hallisey indicated that the Town of Windsor took an active role in celebrating Earth Day (April 22). More particularly, the following Wilson/Deerfield locations were cleaned up by volunteers.

Windsor Avenue/I-291 crossover to Rote 218;  
Decker's Brook at the rear of the redevelopment parcel;  
Windsor R.O.W along railroad track between East Barber and  
Skitchewaung Streets.

In addition, the Public Works Department has cleaned up litter at Sharshon Park and Stroh Park.

DOT's response to the Wilson Deerfield Advisory Committee's request for safety enhancements at the north entrance to the Windsor Shopping Center. Basically, their response was that it would not be prudent to modify the current signal patterns given the lack of turning lanes. They did, however, agree to modify the current speed limit so as to

maintain a continuous 35 mph zone along the southern end of Windsor Avenue. Currently the speed limit is 40 mph in front of the Windsor Shopping Center and drops to 35 mph at the intersection of Route 218.

It was noted that the MDC improvements slated for Windsor Avenue, Sinclair Street and Wilson Avenue are slated for a spring bid. It was Hallisey's understanding that the contract ultimately awarded for the improvements will allow one (1) year for the completion of work.

It was noted that the Police substation presently at the Wilson Firehouse will be moving to 330 Windsor Avenue. They will be sharing the office space directly across the hall from Activity Room #1 with a staff member of the Recreation Department.

It was reported that the Windsor Shopping Center is currently full. The space vacated by WKND has been filled by the expansion of the Source of New York, a clothing store that occupies contiguous space.

The pending sale of the property at the corner of Windsor Avenue and Corey Street has taken place. Tom and Ann Baral sold the property to John Sassportas and it appears that Windsor Federal Savings and Loan will be building on the corner of the parcel. There has been some discussion about the creation of additional space and/or improvements to, the Windsor Dairy Bar and Lilly's caterer's. No particulars are in place. In addition, the housing component approved in concept for the rear of the property has not moved forward as yet.

The globe at the corner of the of Deerfield Road and Windsor Avenue has been repaired.

4) NEW BUSINESS

None

5) OLD BUSINESS

a) Wilson Redevelopment Parcel

The Town is currently negotiation a purchase and sale agreement with Konover Properties and HD2. The conceptual design, at this point in time, involves approx. 10,000 square feet of commercial space at the north end of the property with townhouses on the remainder of the property. The hope was to have a unique development which would enhance the neighborhood.

It was noted that the RFQ and the negotiation agreement both call for public input. It was agreed that the Wilson Deerfield Advisory Committee would be the appropriate forum.

b) Wilson Neighborhood Strategy

Hallisey noted that surveys had gone out to approx. 250 households in the Wilson and Deerfield neighborhoods and that approx. 68 were returned. It was decided to hold off on discussing the results until a future meeting due to the minimal attendance.

6) MISCELLANEOUS

Two (2) concerns were noted. One involved the condition of the median in Windsor Avenue, specifically the fact that there were numerous loose bricks. A second concern involved the condition of the Rotary Club garden at the Roger Wolcott School.

The fact that the land upon which the Wilson commuter lot is situated may be going on the market was discussed. Hallisey indicated that the Office of Community Development has developed a questionnaire for the individuals using the lot in an effort to gather user information that might be helpful to identify an alternative site for a commuter lot. He further noted that the initial reaction to the pending sale was to identify potential funding sources to purchase the site so as to allow for its ongoing use as a commuter lot, but there has been subsequent thought that it may be in neighborhood's best interest to see an alternate use of the site. Patrick McMahon noted that the Purcell/TPA study of the Route 159 corridor alludes to the fact that there may be a higher/better use for this particular property.

7) ADJOURNMENT

The 4/27/05 meeting of the Wilson Deerfield Advisory Committee adjourned at 7:40 p.m.

Respectfully Submitted,

Jim Hallisey, Community Development Coordinator  
4/28/05