

MINUTES

**REGULAR MEETING
WILSON/DEERFIELD ADVISORY COMMITTEE
7:00 P.M.
WEDNESDAY, FEBRUARY 23, 2005
COMMUNITY ROOM
WINDSOR COMMUNITY CENTER
330 WINDSOR AVENUE
WINDSOR, CONNECTICUT**

MEMBERS PRESENT

Lee Paslaski

OTHERS:

Jim Hallisey
Bradshaw Smith
Carolyn Polkey
Janice Nolan
Patrick McMahon

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1) CALL TO ORDER

The February 23, 2005 regular meeting of the Wilson Deerfield Advisory Committee was called to order at 7:10 p.m.

2) PUBLIC COMMUNICATIONS

None

3) REPORTS

Jim Hallisey noted that he had included a copy of correspondence from Bradshaw Smith to Frank Jacobs, dated February 16th, 2005, along with the agenda and minutes from the previous meeting. For the sake of simplicity, JH indicated that he would address the issues raised and thereby cover much of the information that would be reported

General property maintenance issues:

a) Windsor Automotive (20 Windsor Avenue)

The owners of Windsor Automotive, as previously reported, appealed a cease and desist order issued by the Zoning Enforcement Officer (ZEO) directing them to bring the property into compliance with the approved special use permit for the property. The Zoning Board of Appeals upheld the order of the ZEO. The

owners subsequently appealed the matter to the court and the matter is in the hands of the Town Attorney. It was noted that the Building Office has recently provided the Town Attorney with copies of all documents pertaining to the case.

b) Median

JH noted that he is aware that a number of maintenance related issues raised by the Wilson Deerfield Advisory Committee have not been addressed. It was noted that the Public Works Department is operating with 4 or 5 fewer employees than it has had in the past (due to attrition) and filling the vacancies is contingent upon passage of a Town budget for FY 06.

c) Skitchewaug Park/Decker's Brook Channel

See # 2 above. JH indicated he would continue to make the Public Works Department aware of the Committee's concerns.

d) Pedestrian ROW adjacent to the Windsor Shopping Center

The corridor is on property owned by the Wilson Deerfield Apartments. The matter was referred to the Health Department for action. JH to follow up on the matter.

e) Shopping Carts

It was noted that the Office of Community Development is well aware of the ongoing problem with shopping carts. It appears that the snow cover seems to aggravate the situation. A letter has been prepared for the Town Manager's signature which, assuming it is signed, go out to the owner of the shopping center reiterating the concerns and making the owners aware that individual business owners will be contacted. Subsequently, it is proposed that letters to the business owners follow encouraging them to address the issue proactively and, perhaps, collectively. The Town encourages residents to contact the business owners directly.

f) Status of STC Request

JH noted that the letter sent on behalf of the Wilson Deerfield Advisory Commission promulgated a request from the Engineering Department asking the STC to consider a left turn directional signal in the northbound lane between the curb cut for the Windsor Shopping Center and the gas station across the street. While no formal response has been provided the Town was led to believe that a

directional signal was unlikely due to the stacking effect that it would cause (as a result of the lack of property to install a dedicated turning lane). It was, however, likely that the STC would change the existing speed limits so that it is consistently 35 mph. Presently the speed limit is 35mph north of the shopping center, increases to 40 mph somewhere north of the shopping center, and drops back to 35 mph at or about Route 218. The Town's recommendation is that the speed limit be a consistent 35 mph.

g) Stroh Park (Lack of maintenance)

JH indicated that he would share this concern with Public Works. It was further noted that

h) Intersection of Deerfield & Windsor Ave. (globe, sign, bushes)

It was noted that a copy of the Town Manager's Report had been distributed at a previous meeting detailing the efforts to maintain the globe. JH to make the Public Works Department aware of the concerns involving the bushes and stonework.

i) Snow Removal on private and publicly maintained sidewalks

It was noted that an ordinance is in place that requires residents to maintain the sidewalks along their property and that any violations should be brought to the attention of the Police Department.

MDC Water Main Replacement

It was reported that the Town was notified that MDC would be replacing the water mains along Wilson Avenue, Sinclair and a portion of Windsor Avenue. MDC communicated to the Town that Wilson Avenue and Sinclair Streets would be repaved as a matter of course after the replacement of the water lines. MDC has not been as specific with respect to Windsor Avenue as it is a state road. The Town plans to coordinate some drainage improvements with the proposed roadwork.

Zoning Issues

a) Hopewell Baptist Church

JH reported that the TPZ granted an extension for the completion of site work. The site lighting has been redirected to address resident's concerns. Apparently

the height of the lights, which exceeds the allowable maximum, will be addressed prior to the expiration of the TPZ approval date (fall of 2006).

Questions were raised pertaining to the senior housing that had been proposed on the site by church members. JH indicated that the proposed activity has not moved forward and density restrictions would seem to preclude the church from Building the number of units that they are proposing.

b) Windsor Federal Bank and adjoining lot

No activity as yet. The bank is believed to be negotiating with the prospective buyer.

Review of Capital Improvement Plan

Copies of excerpts from the proposed Capital Improvement Plan were distributed and discussion ensued.

It was noted that improvements to the Wilson Branch Library were not included. This was a concern given that one of the issues with the Committee's desire for improvements at the Branch was that the improvements are not in the current Capital Improvement Plan. JH indicated that he would inform the Town Manager of this concern.

Redevelopment Parcel

It was noted that the Town has issued a Request For Qualifications (RFQ) for developers for the redevelopment site. Town staff is currently in the process of Reviewing the proposals and seeking information on the firms involved. JH indicated that the Town's intent is to select one developer with which to negotiate an agreement as to a site plan, price, etc. The disposition of the parcel is ultimately subject to approval at Town Meeting which must be set by Town Council.

Other

JH shared comments submitted by staff:

The Youth Service Bureau will be holding registration for its

The Wilson Branch Library is extremely busy in light of the relocation (and limited capacity) of the main library.

4) NEW BUSINESS

None

5) OLD BUSINESS

Redevelopment Parcel Update (see above)

Wilson Neighborhood Strategy

A summary of the survey responses from the business community was distributed and briefly discussed.

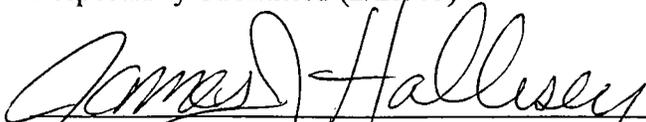
6) MISCELLANEOUS

A question was raised pertaining to signage in Town, the issue having been raised at the December meeting. JH indicated that he checked with Public Works and was told that all signage that is to be installed has been installed (for the present time). The signage in the center was specifically targeted for the center and decorative signage was subsequently installed in Wilson. After a brief discussion it became clear that further inquiries were in order.

7) ADJOURNMENT

The 2/23/05 meeting of the Wilson Deerfield Advisory Committee adjourned at 8:15 p.m.

Respectfully Submitted (2/25/05)


James J. Hallisey, Community Development Coordinator