

WILSON/DEERFIELD ADVISORY COMMITTEE  
7:00 P.M.  
WEDNESDAY, DECEMBER 5, 2007  
COMMUNITY ROOM  
WINDSOR COMMUNITY CENTER  
330 WINDSOR AVENUE  
WINDSOR, CONNECTICUT

MINUTES

RECEIVED  
WINDSOR, CT  
2007 DEC - 7 A 11:51

1. CALL TO ORDER

Chairman Jacobs called the 12/5/07 meeting to order at 7:07 p.m.

Members Present:      Guests:

Frank Jacobs  
Lee Paslaski  
Randall Graff

Janice Nolan  
Bradshaw Smith  
Gerry Columbia  
Alvin Bingham  
Bradshaw Smith  
Susan Duffy  
Emily Moon, Assistant Town Manager  
Jim Burke, Economic Development Director  
Jim Hallisey, Community Development Coordinator

2. PUBLIC COMMENT

None

3. NEW BUSINESS

Emily Moon, the Assistant Town Manager, explained what the town's Capital Improvement Plan is and the process that is used to update the plan each year. More particularly she noted that many factors go in to the prioritization of proposed projects including costs, the town's debt service, geographical distribution of project, the potential a project has to leverage other funds, demographics and needs of the community. Staff puts together a six year plan which is then reviewed by the Capital Improvements Committee, comprised of three local citizens appointed by Town Council, and ultimately requires the approval of the Town Council.

Jim Burke, Economic Development Director went through the history of the redevelopment parcel, the 5.6 acre parcel situated east of Route 159 and south of Deerfield Road. The town acquired much of the property in 1979-1980 so as to allow for the channelization of Decker's Brook. Subsequently, the town acquired additional, contiguous land owned by the Cicero family. In addition, the town was able to facilitate the transfer of property which had been acquired by the Connecticut Department of Transportation so as to relocate Deerfield Road at such time as I-291 was built. Finally, the town took steps to legally discontinue portions of Drake Street and Deerfield Road – portions of the road long since abandon as road but never formally discontinued. As a result, the town currently has 5.6 acres of contiguous land under its control.

Mr. Burke further noted that the town had a marketing study done to determine what might be a feasible, and desirable, use of the property. The market study suggested live-work housing with limited commercial development for the site. The town issued an RFP from qualified developers and subsequently entered into negotiations with a joint venture consisting of Konover Properties and HD2. Ultimately negotiations broke off when the town and the developer could not come to an agreement. The town did, however, learn from this exercise - the extent of underground utilities, market factors influencing the development of the site, etc. Moving forward, the town intends to go back to the drawing board and reconfirm its objectives prior to issuing another RFP.

The town's intent is to get the property back on the tax roles while developing it in such a fashion as to enhance the neighborhood. He stressed the importance of neighborhood participation in the process. Several individuals indicated that they would like to see the site remain as open space, albeit somewhat improved

Staff noted the following:

The owner of the Windsor Shopping Center has entered into an arrangement whereby a contractor will retrieve abandon shopping carts on a weekly basis. The cost of retrieval will be backcharged to the businesses. Town staff will be monitoring

The owners of the Flamingo Inn have acquired adjacent property in an effort to improve the sites potential for development.

CRIS Radio hopes to break ground soon at the site of the former Windsor Dairy Bar.

4. OLD BUSINESS

A question was raised as to the status of the vestibule proposed for the Wilson Branch Library. It was noted that a single bid has been received to date and that bid is considerably higher than the cost estimate. The town plans to 1) modify the plans so as to eliminate the steel framing which appears to be cost prohibitive and 2) seek additional bids.

5. MISCELLANEOUS

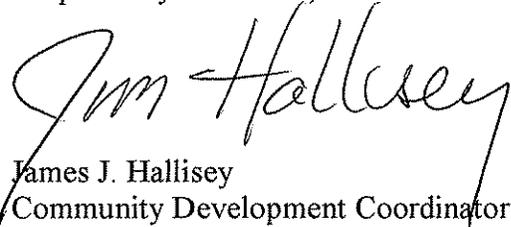
Al Bingham, a resident of Faneuil Street, indicated that he had several quality of life issues that he would like to mention. They included 1) problems with the reconstruction of Faneuil Street (ponding), 2) the number of unlicensed dogs, and 3) the apparent inconsistency with which Windsor Sanitation handles trash removal. Susan Duffy indicated that speeding vehicles on Faneuil Street is a major concern.

Ms. Moon indicated that 1) she has, and will continue to work with, Windsor Sanitation to address the quality of service they provide and 2) the Police Department is currently developing a neighborhood traffic mitigations strategy. She further noted that she would look into the concerns involving Faneuil Street and get back to Mr. Bingham.

6. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Respectfully submitted,



James J. Hallisey  
Community Development Coordinator

12/7/07