

12/01/2022 MEETING MINUTES  
WILSON DEERFIELD ADVISORY COMMITTEE  
WINDSOR TOWN HALL  
LUDLOW ROOM; VIA ZOOM  
APPROVED MINUTES

Members Present: Alvin Bingham, Charles Jackson, Will Pelkey, Tyler Cote, Debbie Baker, Karen Zak, Kim McCloud

Members Absent: Lakisha Hyatt, Kathleen Woodward

Staff Present: Patrick McMahon, Economic Development Director  
Flavia Rey de Castro, WDAC Liaison

**1) CALL TO ORDER**

The meeting was called to order at 7:07 pm

**2) PUBLIC COMMENT – None**

**3) DISCUSSION ITEMS**

**a) Beautification Subcommittee Updates**

Baker mentioned that she met with the Public Works Director with the hopes to understand how to proceed with beautification plans for the Wilson Neighborhood. She explained that she was looking into having 10 planters, just like the ones in town center, in the main street of Wilson. She explained that the next step she foresees if for the subcommittee to gather information from residents and businesses to ensure they are interested. She indicated that each planter would cost about \$1300 each. Baker explained that Public Works would be responsible for maintaining the flowers and planters. The committee then discussed possible locations for the planters including by 330 Windsor Avenue, the library across the street, and other areas. Baker highlighted that Public Works would be on board and that the subcommittee would look for ways to raise funds for the planters. The committee then discussed factors to consider for the placement of these planters such as the width of the sidewalks, the needs of pedestrians and also those on wheelchairs. Baker suggested that interested WDAC members join the sub-committee. She explained that they would work together on gathering input from residents and businesses by holding meetings at the library, or by visiting businesses. Pelkey and Bingham both expressed interest in joining the subcommittee.

**b) ) Review and adopt annual meeting schedule for 2023**

The proposed schedule was reviewed and approved by the committee. The scheduled meetings were - January 26, March 23, May 25, July 27, September 21 and December 7, 2023. Baker moved to accept, Pelkey seconded.

#### **4) ITEMS FROM THE COMMITTEE MEMBERS**

Jackson requested information on the use of American Rescue Funds (ARF) in support of local businesses. McMahon explained that there had been an ARF funded program that provided grants for small businesses and non-profits. He noted that all these funds had already been awarded. Jackson indicated that he was hoping to share information on available opportunities with local businesses. McMahon indicated that there was a grant opportunity with the State of CT and Department of Economic and Community Development (DECD) for small business, called Boost Financing. Pelkey requested more information about the multifamily project that was recently approved by Town Council. Rey de Castro provided a brief summary of the program indicating, among other things, that the program focuses on code correction repairs for rental properties of 2-4 units and that it would provide grants of up to \$10,000 per unit but that there would be an expectation to provide matching funds in the form of a loan from Windsor Federal. McMahon noted that Council approved a total of \$300K to be used for the actual grants plus some administrative ARPA dollars as well. Rey de Castro indicated that there were still aspects of the program being finalized but that the program would begin being promoted early in 2023.

McMahon noted that the town still has a Housing Rehabilitation Program but indicated that there is a waiting list. Jackson commented that several residents had had issues with their furnaces last year and wanted to know where they could be helped. Rey de Castro explained that for those types of needs, she typically reach out to social services.

Bingham continued by sharing that he had two ongoing issues that he had been following up about lately; the commuter lot and overnight parking. Is was part of the annual report and he also discussed the issues with the Town Manager.

#### **5) STAFF REPORTS**

- Rey de Castro announced that Ocean State Job Lot would be leaving Windsor in December or January. McMahon added that it was his understanding that Big Lot would be utilizing that space.
- Rey de Castro indicated that the space at the Wilson Library now belongs to the town. It used to be owned by the Library Association.
- Rey de Castro expressed her hope to have updates to share in regards to the Wilson Park on the January meeting. McMahon noted that the Town Manager's goal is to for the Town Improvements Committee discuss on this subject sometime in January. A meeting with WDAC group would likely be planned before the regularly scheduled meeting.
- River trail – McMahon shared that a grant was received to do design work and will be hiring a design team for the trail from Wilson to town center. He mentioned that the trail development might be challenging in the section going by Loomis Chaffee.
- 29 Windsor Avenue, former Flamingo Inn site – McMahon stated that the property owner was considering concepts for a gas station, convenience store, daycare and car wash in the 1<sup>st</sup> Phase. A hotel and multi-family dwelling is being considered for the 2<sup>nd</sup> phase. No

formal application had been received yet, however, the group had attended a Development Team meeting and their concept is eligible under zoning regulations.

**6) APPROVAL OF 6/22/22 AND 9/22/22 MEETING MINUTES**

Pelkey moved to approve 6/22/22. Zak seconded. Motion passed unanimously.  
Zak moved to approve 9/22/22. Jackson seconded. Motion passed unanimously.

**7) ADJOURNMENT**

Jackson moved to adjourn at 7:42 pm, Zak seconded.