

TOWN IMPROVEMENTS COMMITTEE
Windsor Town Hall
Council Chambers
January 22, 2019
Special Meeting

APPROVED MINUTES

1) CALL TO ORDER

Chairman Joseph McAuliffe called the meeting to order at 6:00 p.m. Present were Councilors McAuliffe, O'Reilly, and Wilkos.

Staff: Peter Souza, Town Manager; Bob Jarvis, Director of Public Works/Town Engineer; Paul Norris, Director of Recreation & Family Leisure Services; Eric Barz, Town Planner

2) PUBLIC COMMENT

Susan Miller, 10 Ethan Drive, stated she was part of a group of town residents concerned with climate change. They would like to promote the reduction of carbon emissions. Our transportation system and vehicles are one of the largest contributors of carbon emissions. She advocated that the town consider installing public charging stations for electric vehicles as one way to mitigate emissions.

Liz Yetman, 82 Robin Road, stated her support for electric vehicle charging stations for public use and specifically thought the town center would be an appropriate location.

Nathan Marquee, a Granby resident with ties to Windsor, advocated for the town to take additional measures to be environmentally conscious.

Charles Button, 147 Pleasant Street, stated his support for public charging stations as demand will be growing as car manufacturers have plans to produce additional electric vehicles in the coming years. He stated he is also a professor at CCSU and offered to help with placing interns or student research projects.

3) REVIEW OF MILL BROOK OPEN SPACE REPORT AND LAND MANAGEMENT PLAN

Town Manager Souza noted that in December, the Mill Brook Open Space Report and Land Management Plan was presented to the Town Council. The report and plan was developed over the course of the summer and fall by the volunteer steering committee. The overall plan includes a recommended mission, vision, guiding principles and objectives/strategies.

Councilor O'Reilly asked several questions regarding the recommended physical improvements including how estimates were arrived at and if there were ways to reduce costs. Staff stated the estimates were based on concept plans and getting preliminary quotes from contractors. Town Manager Souza stated some of the trail work could be phased over time and potentially in-house crews may be able to perform some of the work depending on project prioritization and the workload. The bridge repairs, door and window

replacement and repairs/replacement of the clubhouse HVAC unit were viewed as a priority and likely would need to be done through contractors.

Councilor Wilkos stated he would like to break apart the overall recommended project so that the subprojects could be considered and bid separately. He felt this would allow for work to be prioritized and potentially reduce costs.

In general, committee members expressed support for the overall plan and recommended vision and guiding principles.

Committee members discussed concepts of reusing the former clubhouse building and 72 Mack Street. The recommended plan includes general guidance that the use of the buildings be compatible with or enhance the use of the open space and if possible generate revenue.

Councilor Wilkos expressed his desire to generate income to help cover the cost of operating / maintaining the buildings and ideally some funds towards long-term maintenance of the open space. He also stated he felt the town should look into leasing out the properties and not take on the daily responsibility of managing them.

Discussion of public access from Mack Street was discussed. Town Planner Eric Barz showed the aerial photograph of the 72 Mack Street area. He explained the volunteer committee's recommendation that at minimum pedestrian access should be provided. He also highlighted a few constraints based on the shape of the lot and the placement of the house.

Councilor Wilkos outlined an idea of extending the stormwater culvert that runs under the driveway so that both pedestrian and vehicle access to the rear of the house would be enhanced. A small parking area potentially could be constructed to the rear of the house. Councilors discussed the possible reuse of the house for a smaller, low traffic, professional office.

The committee decided to continue discussion of the recommended plan with a focus on the reuse of the two buildings. A committee meeting will be set up for early to mid February.

4) STAFF REPORTS

None.

5) APPROVAL OF MINUTES

a) August 13, 2018

MOVED by Councilor O'Reilly and Councilor Wilkos seconded to approve the minutes of the August 13, 2018 meeting as presented.

Motion Passed 3-0-0

6) ADJOURNMENT

MOVED by Councilor O'Reilly and Councilor Wilkos seconded to adjourn the meeting at 7:15 p.m.

Motion Passed 3-0-0

Respectfully Submitted,

Peter Souza, Town Manager