



**TOWN IMPROVEMENTS COMMITTEE
VIRTUAL MEETING
November 5, 2020
Special Meeting**

APPROVED MINUTES

1. CALL TO ORDER

Chairman Jim Dobler called the meeting to order at 6:31 p.m. Present were Councilor Black Burke and Councilor Kenneth Wilkos.

Staff: Peter Souza, Town Manager; Scott Colby, Assistant Town Manager; Jim Burke, Economic Development Director; Flavia Rey de Castro, Community Development Specialist, Bob Jarvis, Director of Public Works/Town Engineer; Adam Kessler, Assistant Town Engineer.

2. PUBLIC COMMENT - None

3. DISCUSSION OF WILSON REDEVELOPMENT

Town Manager Souza stated the Wilson/Deerfield Committee met several weeks ago and their general input was to leave 458 Windsor Avenue as open space and potentially improve it by adding some park amenities. Members expressed support to reuse the school building as long as it is maintained in good condition and in a cost effective manner. Members of the committee plan to attend the Town Improvement Committee virtually.

At this juncture, it is appropriate for the Town Improvements Committee to discuss and provide a set of recommendations to the Town Council concerning paths forward for the use of the vacant parcel at 458 Windsor Avenue and the former Wolcott School building.

Relative to the vacant parcel at 458 Windsor Avenue, there are generally 3 main options to consider:

- Do nothing and leave it as is
- Improve the look and functionality of the open space by adding park improvements or amenities
- Use it for development (if this is the preferred path, there will need to be general guidance as to the desired type of land use.)

In regards to the Roger Wolcott building, there are 2 main options that the committee could consider:

- Demolish the structure and redevelop the site (if this is the preferred path, there will need to be general guidance as to the desired type of land use.)

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- Have the building refurbished by either the town or another entity for re-use via:
 - Lease or Sale
 - A town property, for example the Board of Education.

Discussion ensued with members of the Wilson Deerfield Advisory Committee and the Town Improvements Committee regarding their thoughts and recommendations on the two parcels.

Open Space

MOVED by Councilor Wilkos, seconded by Councilor Black-Burke to recommend leaving the open space as open space preservation and that staff and the Town Manager utilize engineering staff to develop a plan showing how that would potentially look by using gazebos, walkways, trees, parking areas, etc.

Motion Passed 3-0-0

Roger Wolcott building

MOVED by Councilor Black-Burke, seconded by Councilor Wilkos that the Town Manager work with staff to develop ideas, additional thoughts and costs and bring them back to the Town Improvements Committee for further discussion with the Wilson/Deerfield Committee.

Motion Passed 3-0-0

4. STAFF REPORTS

Town Manager Souza gave an update on several capital projects.

Councilor Dobler asked for an update on the EV Charging Stations and the Railroad Quite Zone Study.

Town Manager Souza stated that the EV Charging Stations construction is anticipated to begin in the next few weeks, with completion mid to late December. As for the Railroad Quite Zone Study, a firm has been selected and a meeting with Town staff, CT DOT, Federal Railroad Administration, and Amtrak will be taking place in the coming weeks.

5. APPROVAL OF MINUTES

- a) August 19, 2020

MOVED by Councilor Wilkos and seconded by Councilor Black-Burke to approve the minutes of the August 19, 2020 as presented.



Motion Passed 3-0-0

6. ADJOURNMENT

MOVED by Councilor Wilkos and seconded by Councilor Black-Burke to adjourn the meeting at 7:47 p.m.

Motion Passed 3-0-0

Respectfully Submitted,

Scott W. Colby Jr.
Assistant Town Manager