

Special Meeting
JOINT ECONOMIC DEVELOPMENT COMMISSION
TOWN CENTER REVITALIZATION COMMITTEE
Tuesday, July 10, 2012, 2012
Mulvey Municipal Center – 7:00 p.m.
North Conference Room

PRESENT:

TCRC: Marilyn Ozols, Mark Damiani, Libby Waldron, Deb Rie, Darlene Briggs

EDC: Darlene Briggs, John Leake, Sylvia Guinan

ALSO PRESENT: Peter Miniutti (UCONN), Natalie Miniutti (UCONN), Andrea Fossa (UCONN), Jeff Stearns (Woodard & Curran), Town Engineer; Meg Parulis, Town Planner; Jerilyn Nucci, Recording Secretary

JOINT MEETING:

1. CALL TO ORDER

The joint meeting was called to order by Ms. Ozols at 7:07 p.m.

2. UCONN Community Research + Design Collaborative

Mr. Miniutti referenced an aerial map indicating that under existing conditions, approx. 29 spaces could be created behind the buildings on Westbrook Place. He next showed an overlay illustrating up to 65 parking spaces. A third overlay showed a configuration of approx. 139 spaces. Up to 163 spaces could be created with the relocation of some of the buildings. Ms. Parulis noted that some of the area shown with parking might be wetlands. Ms. Parulis also mentioned that she is currently working with the owners of the insurance company to provide additional access to the rear of the buildings. Mr. Miniutti stressed that all of the plans were conceptual in nature and were only intended to demonstrate how the space could be used more efficiently, including opportunities to create additional commercial space, most notably on the property recently acquired by the Town. The exercise demonstrated that the proposed layout for the Town Center Parking Project might be re-configured to accommodate a possible future commercial building along the street. The Committee directed the Town Planner to work with UCONN and the Town Engineer to revise the layout for the STEAP Grant submission based on this discussion. Ms. Ozols remarked that the potential for additional commercial square footage could be considered in feasibility studies for a community septic system that could serve the Town Center and Flat Rock Place.

Ms. Miniutti presented a sketched up photo of the Nautical Needles building showing a full second story to demonstrate how additional square footage could be created that would enhance the building facade. She also showed a case study of Freeport, ME highlighting the appropriateness of scale, building re-use, civic spaces, traditional New England architecture and historic buildings.

Mr. Miniutti reiterated that the conceptual plans presented were very low level planning and should not be portrayed as anything more than an exercise. Discretion was advised in discussing details with the public and causing any unnecessary alarm.

3. Adjournment

A motion was made to adjourn the Joint Meeting by Ms. Guinan. The motion was seconded by Mr. Leake. The motion carried unanimously, and the meeting was adjourned at 8:13 p.m.

ECONOMIC DEVELOPMENT COMMISSION:

There was no quorum for the Economic Development Commission.

TOWN CENTER REVITALIZATION COMMITTEE:

1. CALL TO ORDER:

This meeting was called to order by Ms. Ozols at 8:14 p.m.

2. Bills:	Recording Secretary	\$ 80.00
	Adopt-A Spot	\$440.00

A motion to pay all bills was made by Ms. Briggs. The motion was seconded by Ms. Rie. The motion carried unanimously.

3. Town Center Parking Project Update:

Ms. Parulis indicated that the contaminated soil has been stockpiled on the site and the excavated areas have been backfilled. The soils will be removed from the site once lab results are in to determine the proper disposal site. Ms. Parulis is proceeding with STEAP grant application for funding of the Town Center Parking Project which includes the relocation of Knothe Rd. She indicated that she would include removal of the bumpouts as part of the proposal. There was discussion about whether to include a public restroom to replace the use of porta-potties on the Town Green. The Committee determined that this should be a future consideration, but would need to be discussed with the Board of Selectmen before including in the project.

4. Adjournment

A motion was made to adjourn the meeting by Ms. Rie. The motion was seconded by Ms. Briggs. The motion carried unanimously, and the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Jerilyn C. Nucci, Recording Secretary