

**ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING MINUTES - DRAFT  
MONDAY, MARCH 9, 2015 – 7:00PM  
NEW HARTFORD TOWN HALL – SESSIONS CONFERENCE ROOM**

**PRESENT:** Chairman David Childs, Bill Bohan, Donna LaPlante, Shelley Lloyd; Mark Russo (7:03), Alternate John Burdick, First Selectman Dan Jerram (7:29), Selectwoman Alesia Kennerson (7:31)

**ABSENT:** Bill Baxter, Jim Brett, David Krimmel, Bob Switzgable; Alternate Cindy Donaldson .

**MEMBERS OF THE PUBLIC:** WPCA Chair Denton Butler, Roy Litchfield, Noel Gauthier (7:29)

**1. CALL TO ORDER AND SEATING OF ALTERNATES.**

Chairman David Childs called the meeting to order at 7:00 PM. Mr. Burdick was seated for Bill Baxter.

**3. PRESENTATION BY DENTON BUTLER ON WPCA PROGRAM**

Chairman Childs introduced WPCA Chair Denton Butler and WPCA member Roy Litchfield. They shared the report of Line Extension Analysis and explained that the purpose is to build awareness for the potential of sewer system collection extensions and repairs. Additionally in presenting to the various Boards and Commissions they are seeking feedback from Users and Non-Users while building confidence in those charged with responsibility for Water and Sewer Service in town.

Mr. Butler clarified that the costs proposed in this analysis do not include expansion for the Hurley property nor down the Route 44 corridor for the potential Borghesi proposal. He outlined and described reasons for the Line extension action plan beginning with protection of the town aquifer. Mr. Butler demonstrated on a map the emergent septic system failures/repairs in the Pine Meadow area that are an additional driving force behind this analysis. The collection system facilities are designed for 60 years of usage and the system has been operating for 48 years. As a result we may continue to see failures such as the one that occurred on Route 44 in the center of town last summer. There is limited funding available for repairs due to the low number of users on the system, but when a failure happens it becomes a public safety issue and the funds must be found to resolve the problem. Extending the system will increase the number of users making funds available to allow the WPCA to be proactive in making repairs.

Ms. Lloyd inquired about the time frame. Mr. Butler clarified that 13 firms have picked up the Request for Qualification documents and they expect to receive responses by next Tuesday. The entire WPCA will serve as a review and selection committee and evaluate the submissions to identify a handful to come in and interview. They intend

to select someone to handle the entire process so the evaluation would not need to be done for each phase of the project.

Mr. Butler described the proposed action steps to prepare for expansion referring members to the map in his packet at page 11. He described what is known as the Jones Mountain Trunk line and the work that needs to be done to ensure the clay pipe remains viable. They have commissioned to have an area of the line cleared of brush and inspected by camera to determine the service life of the pipe. Mr. Burdick clarified that manhole covers had not been located from Dunkin Donuts to the Bakker Insurance agency. Mr. Butler agreed. Costs to complete this are estimated at 1.1 million dollars.

Mr. Butler explained the various options for expansion in the Pine Meadow and Cottage Street area but clarified that the revenues listed in the proposal are not projections, merely estimates. He detailed that the expenses for Cottage Street Option B are considerably higher than Cottage Street Option A for the addition of only 10 users which does not present sufficient return for the larger investment. He further elaborated that the sub-committee did not recommend the expansion to Johnnycake Lane and Highland Avenue for the foreseeable future as it appears that the land will be preserved rather than developed.

Mr. Burdick inquired who would incur the estimated construction costs to extend to Greenwood Road for the Hurley proposal. Mr. Butler clarified that those estimated costs would be Mr. Hurley's expense not the WPCA's. First Selectman Jerram confirmed that the estimate is very close to a quote that he had received.

Mr. Butler elaborated on the informal proposal for a development on the Route 44 corridor. He clarified that the proposed area is outside the area where the Office of Policy and Management could require a connection to the sewer system. However, it was suggested to the potential developer that if the sewer is extended past that property at some point in the future it would become necessary for that development to connect.

In conclusion Mr. Butler summarized the efforts that WPCA is making including the Quality Based Selection process to select an engineering resource, collection efforts underway and funding options being pursued to assist those users and potential users on a fixed income.

## **2. PRESENTATION BY FIRST SELECTMAN DAN JERRAM ON DOWNTOWN PLAN AND COMMUNITY FARMS PROGRAM**

First Selectman Dan Jerram explained that the Community Farms Selection program is another source of Department of Agriculture grant funds that is available to farmers in town to do easements on their property. The Open Space Preservation Commission will oversee the Community Farms program. Mr. Burdick inquired if the funding is just for small farms and First Selectman Jerram clarified that the funds are spread around.

Mr. Jerram also shared that the adaptive reuse zone change had been approved by Planning and Zoning. He believes that this change is very important in that developers who choose to pay for community improvements can increase the density of their housing units. This change applies to the Hurley property and the current town garage location which could possibly enable the Town to move the garage to a better and more updated location. Mr. Burdick inquired about the Architectural Review Committee and how that impacts the Town Center District. Mrs. LaPlante clarified that Planning and Zoning is in the process of appointing an Architectural Review Committee who would then oversee new developments.

Mr. Jerram elaborated on the earlier discussions about potential development along the Route 44 corridor. He indicated that Mr. Borghesi was so pleased with the support that he had received from Planning and Zoning and administration in New Hartford he is working to relocate some of the Satan's Kingdom buildings that were proposed for the Canton side to property along Route 44. Mrs. Lloyd commented that she had read an article about how his proposed buildings were for business hours not night and weekend usage.

Mr. Jerram described the Downtown Plan that was originally done in 1995. The Selectmen hired a consultant to review that plan, evaluate progress to date and prepare a draft updated town center plan. He reviewed items from the 1995 plan that had been completed. The new plan incorporates some items that remain relevant from the original plan such as gateways to the downtown area and overlooks/outlooks to the river. The 2015 study reviews an area expanded across the river and larger than what was reviewed in 1995.

The first concept of the updated draft plan is to install a small pavilion (50 feet wide by 20 feet deep) and flagpole at the end of Bridge Street with power to be a potential site for concerts. The second concept is the Griffith Service Center parcel on the corner of Rte 219 and Rte 44. The goal in acquiring this parcel is to take control of the gateway to the town and provide additional parking for the downtown area. Mr. Russo inquired if a library expansion would merge those properties. Mr. Burdick clarified that the library already has an expansion plan in the works.

Phase II of this would be to sell off a portion of the Griffith Service Center parcel to enhance Economic Development and that could potentially drive development for the vacant building beside Dunkin Donuts.

Concept 3 is the library expansion and relocation of the library parking area. There is a proposal to expand parking connecting to the gateway parcel.

Concept 4 relates to the land trust parcel / Riverview Park on Rte 44 with some parking streetside and a bridge connecting to the town garage parcel on the other side of the river. This would be the North gateway to the Town Center district. The pedestrian bridge would be at one of the narrowest crossings of the river and would include lighting for evening use. A logical new location for the Town Garage would be in the Industrial Park. Concept 5 shows potential development to improve that parcel

with views of the river and Jones Mountain. An additional point of Concept 5 is to open the access to Callahan Park to draw interest to the park that no one notices. A performance pavilion along the riverfront is also proposed.

Chairman Childs passed around copies of the email from Commission member Baxter for the other Commission members to review. First Selectman Jerram requested an endorsement from the Economic Development Commission. Chairman Childs and Ms. Lloyd inquired if the Commission could discuss the plan and vote at the next meeting. Mr. Jerram replied that he would like to present EDC's endorsement of the pavilion when seeking funding.

**MOTION** Ms. Lloyd, second Mrs. LaPlante, to endorse the initial phases of the Downtown Center Plan as presented.. Unanimously approved.

3. Due to the late hour, the remaining agenda items were postponed until the April meeting.

4. **ADJOURNMENT:**

**MOTION** Mr. Russo, second Mr. Childs, to adjourn at 9:08 PM; unanimously approved.

**Respectfully submitted,**

**Debbie Ventre**  
**Commission Clerk**