

ECONOMIC DEVELOPMENT COMMITTEE MEETING

Municipal Building, Room 205

December 3, 2014

Minutes

In attendance were the following members of the Town Council: Andrew Bissanti Chairman, Economic Development Committee, Robert Vallee, and Peter Padula. The following members of the Planning Board were in attendance: Joseph Halligan.

Also in attendance were Town Administrator, Jeff Nutting, Department of Planning and Community Development staff members Bryan W. Taberner, AICP, Director, and Beth A. Wierling, Town Planner.

The meeting was called to order at 5:30 PM

Pond Street

Mr. Nutting indicated that the Town received one response to the Request for Proposals (RFP) which was not accepted by the Town because it did not meet the requirements of the RFP and it was late.

Mr. Nutting indicated that the proposal consisted of a medical office building, hotel and apartment complex. Mr. Vallee asked if it was the intent of the developer to phase the project submitted in the proposal. Mr. Nutting indicated development at the Pond Street site, specifically one that would include housing is currently not zoned to allow housing, would need to be constructed all at once; a rezone of the property would be needed to allow for multi-family housing in the Office Zoning Districts.

Mr. Nutting indicated the proposal although rejected, would be more favorable than past proposed uses at the site as it would likely produce the least traffic although would be a loss in revenue to the Town if apartments were included. Mr. Nutting indicated by his estimates, the proposal would likely bring estimated net revenue to the Town of approximately \$475,000.

It was noted that the Town has tried for many years to redevelop the property and it seems one of the only options to sell the property at this point in time would be to rezone to allow multi-family housing. Mr. Nutting indicated if the Council was receptive, the DPCD could work on the required bylaw amendments to forward to Council for the necessary zoning change to allow multi-family housing within the Office Zone, and then reissue the RFP to see what type of responses the Town may receive. Mr. Nutting also indicated that it should be a requirement that all components of a proposal that included housing would be that it is necessary to construct all at once. Mr. Nutting also indicated he would like the RFP to include access to the Mine Brook for passive recreation opportunities.

EDC members agreed that the DPCD should write the required zoning bylaw amendments for the next EDC meeting and put the referral to Planning Board on the next Town Council agenda on December 17, 2014 to allow for multi-family housing in the Office zoning District. EDC members agreed that zoning should limit the number of residential units.

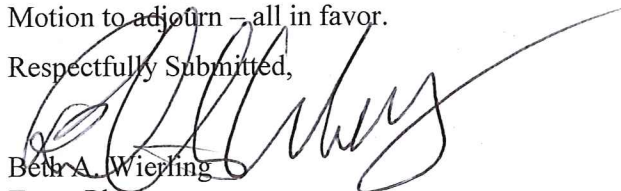
Meeting Minutes

Motion to approve the meeting minutes of August 6, 2014, August 20, 2014 & September 3, 2014:
Bissanti, Vallee (2-0-1)

Motion to adjourn – all in favor.

Respectfully Submitted,

Beth A. Wierling
Town Planner



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