

**REGULAR MEETING
JUNE 7, 2010**

The Wethersfield Town Council held a meeting on Monday, June 7, 2010 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Drake, Hurley, Kotkin, Manousos, Montinieri, Deputy Mayor Console, and Chairperson Hemmann. Absent: Councilors McAlister, Roberts.

Also present: Jeff Bridges, Town Manager, RaeAnn Palmer, Assistant Town Manager, Michael Turner, Town Engineer, Kathy Bagley Director of Public Works and Dolores G. Sassano, Town Clerk.

Dolores Sassano, Town Clerk, led the pledge of allegiance to the flag.

PROCLAMATIONS

2009-2010 WETHERSFIELD HIGH SCHOOL GIRLS BASKETBALL TEAM.

PRESENTATIONS

Deputy Mayor Console thanked everyone for their help on the Memorial Day Parade.

Bob Moore and another representative from MDC presented a slide show of the Clean Water Update. See Attachment No. 1.

VILLAGE CEMETERY FIRST SCHOOL SOCIETY

Chairperson Hemmann stated that there is an effort to move the Marsh Street project along and there are trees at the edge of the cemetery in the back along Great Meadow and Marsh Street and looking for the status on the cleanup.

Dave Kelly reported that this particular area received a lot of damage from the tornado of last year. There has been clean up with the piles of dirt and brush but there are no other plans yet to remove the trees.

Chairperson Hemmann noted that they are trying to visually increase the view of the area and make it visibly better as an entrance.

ECONOMIC DEVELOPMENT REPORT

TOWN OF WETHERSFIELD
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
MONTHLY ECONOMIC DEVELOPMENT REPORT

June 2010

A Monthly Update of Business and Development Activity



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RECENT APPROVALS

- The former Brookside Bagels By the Cove on Main Street has reopened under new ownership as the Aroma Bistro.
- On Tuesday June 1 a ribbon cutting was held at 2138 Berlin Turnpike for the Yuan Asian Bistro. Representatives from the Council, Chamber, property owner, EDIC and Town staff were present.



- At the May 18 meeting the PZC approved a series of amendments to the Town's multifamily (SRD) zoning regulations based upon an application and request by JPG Partners LLC a development concern interested in developing property on the Berlin Turnpike.

- The former Friendly Fitness Club located in the Stop and Shop plaza on the Berlin Turnpike has reopened as Retro Fitness.
- At their June 1 meeting the PZC granted approval to open up a make up studio at 281 Main Street Studio 281 in the space formerly occupied by Daly and Daly Plumbing.

DEVELOPER/PROPERTY OWNER/REALTOR CONTACT

- Working with owner of 1260 Silas Deane Highway for renovation of remaining vacant space for additional medical office tenants.
- Working with owner of Comstock Ferre and prospective buyer.
- Working with the owner and potential buyer of 1178 Silas Deane Highway.

OTHER NEWS AND INITIATIVES

Economic Development and Improvement Commission

- Wethersfield Shops Local program has been launched. To date we have signed up over 70 businesses to participate. We are in the midst of promoting the program to residents and we will soon be installing a series of light pole banners to further promote the program.

Tourism

- Several Tourism Commission volunteers were able to successfully coordinate and promote a series of events held over the May 22nd weekend. These volunteers created a promotional brochure "Meet Us On Main Street". Partners included the Webb Deane Stevens museum and their Revolutionary War Encampment, the Wethersfield Farmers Market, the Wethersfield Museum, the Wethersfield Historical Society Burying Ground Tours, the Shopkeepers Sidewalk Event, Historical Home Tours and the Horse and Carriage Tours. Planning for a similar Fall weekend is underway.
- In partnership with the Wethersfield Historical Society and through a grant from the CT Commission on Culture and Tourism we have retained the **Pita Group** to evaluate our marketing efforts in order to determine opportunities to more cooperatively market programs and events with our other partners such as the Shopkeepers, the Historical Society, the Webb Deane Stevens Museum and others. A workshop was held in April and additional interviews are being scheduled over the next few weeks.

Redevelopment Agency

- Continuing to look at development opportunities throughout the community. Meeting was held with property owner on Berlin Turnpike to discuss potential interest in partnerships.
- The agency presented a proposal from Bartram and Cochran to explore the redevelopment potential of a cluster of properties surrounding and including **1000 Silas Deane Highway** the former Foodways/Weight Watchers building. The agency met with the Town Council in May and agreed to pursue this project.

Meeting/Event Schedule June

June 1	PZC 7:00 pm
June 3	Chamber of Commerce 8:30 am
June 10	EDIC 12 noon
June 15	PZC 7:00 PM
June 16	Design Review 6:30 pm
June 29	Tourism Commission 5:30 pm

Jeff Bridges presented the Economic Development Report. Some of the highlights are: the former Brookside Bagels by the Cove on Main Street has reopened under new ownership as the Aroma Bistro. There was also a ribbon cutting ceremony at 2138 Berlin Turnpike for the Yuan

Asian Bistro. Jeff Bridges also reported that at the May 18 meeting of the Planning and Zoning Commission, they approved a series of amendments to the Town's multifamily zoning regulations based upon an application received. The former Friendly Fitness Club located at the Stop & Shop plaza on the Berlin Turnpike has reopened as Retro Fitness. At the June 1 Planning and Zoning meeting, they granted approval to open up a make-up studio at 281 Main Street in the space formerly occupied by Daly and Daly Plumbing. Jeff Bridges also reported that they are working with the owner of 1260 Silas Deane Highway regarding renovations for the remaining vacant space to be used for additional medical office tenants and also with the owner of Comstock Ferre and a potential buyer.

Jeff Bridges also noted that positive feedback has been received from the Wethersfield Shop Local program and to date there are 70 businesses involved in the program. Also, several Tourism Commission volunteers coordinated and promoted a series of events held over the May 22 weekend that went well and plans a similar event in the fall. Jeff Bridges also stated that in addition to a partnership with the Wethersfield Historical Society and a grant from the Connecticut Commission on Culture and Tourism, the Pita Group has been retained to evaluate the Town's marketing efforts to determine opportunities to market programs and events with their other partners.

Jeff Bridges reported that that the Town is continuing to look at development ideas throughout the community and a meeting was held with a property owner on the Berlin Turnpike to discuss interest in partnerships. The Redevelopment Agency also presented a proposal from Bartram and Cochran to explore the redevelopment potential of a cluster of properties surrounding and including 1000 Silas Deane Highway, the former Foodways/Weight Watchers building. The agency met with the Town Council in May and has agreed to pursue this project.

Councilor Drake asked on the status of aerial photos of the properties surrounding and including 1000 Silas Deane Highway.

Jeff Bridges responded that the aerial photos will be available by the end of the week.

Councilor Drake asked for a summary of the changes made to zoning regulations that helped make the project work.

Chairperson Hemmann asked if he was referring to the changes made for the apartment building.

Councilor Drake responded yes and that the zoning changes were made specifically for these people; it could be a good thing or a bad thing, he thinks Council should be aware of the changes.

Jeff Bridges responded that he would follow up with him.

PUBLIC COMMENTS

Frank Meunier, 117 Wells Road, noted that he wanted to acknowledge and give thanks to John O'Leary who passed away earlier this year. Mr. O'Leary had served at various times on the Memorial Day Parade Committee, the Advisory Committee on Persons with Disabilities, was a member of the Town Council and a Wethersfield Police Officer. For many years, he was active on the committee for Hartford's St. Patrick's Day Parade.

Lee Sekas, 117 Wells Road, addressed the issue of a sidewalk slab that needs to be fixed that has been addressed in 2008, 2009 and 2010. He noted that as of last Saturday, the repairs have still not been done.

Jeff Bridges asked for the location of the sidewalk that needs to be repaired.

Lee Sekas responded that it is at 68 Prospect Street. Mr. Sekas also addressed (1) laws concerning removal of posted tag sale signs; (2) a status of renovations to Town Hall that have not been completed because the Town is waiting for State money to help finish the job; and (3) safety issues for pedestrians and drivers regarding cars having only one license plate instead of two license plates which are required by law.

Ballou Tooker 165 Harmond Place, commented on the need for the council members to speak more directly into their microphones.

Robert Young, 20 Coppermill Road, commented on the Memorial Day presentation, the MDC presentation and the lack of people putting two license plates on their car.

COUNSEL REPORTS

Councilor Manousos reported on the Budget and Finance Committee meeting of June 1. Insurance agents of record were interviewed and the search was narrowed down to two bidders.

The Town Manager will research questions and will meet again to review and appoint an insurance agent of record.

Jeff Bridges noted that he is waiting for one additional person to call back.

Councilor Drake reported on the Infrastructure Committee meeting in which there was discussion regarding Morrison Avenue. The committee was going to approach the residents and ask them to pay twenty-five percent of the sidewalk costs. The Morrison Avenue residents may have a change of heart but to date he hasn't heard anything yet.

Deputy Mayor Console noted that he has received numerous phone calls, and with the exception of four people on the street, the residents don't want to reduce the street width but to have new curbs and sidewalks in place.

Councilor Drake noted that if there is a major change, he is done with the project.

Councilor Drake also reported on the STEAP grant for the Town Hall renovations and the ramps that need to be installed and asked for a status update from Jeff Bridges.

Jeff Bridges noted that the contracts are not ready as of yet.

Councilor Drake reported on the location of the dumpster in the parking lot and stated the cost to move the dumpster is very expensive. Councilor Drake also noted that the tenant at the Standish House is requesting to have air conditioning installed in the restaurant. He thought that someone from Town should look into it, either Health or Building to see if it is the right size and report back to the Town Council. Councilor Drake also reported on the Street Light Program and due to the recent budget meetings, this matter has been pushed back, but he would like to see it go forward. He has spoken with Mike Turner who will review it once all the data is collected. Councilor Drake also spoke on the Energy Plan for the Town and reported that Jeff Bridges and Mike Turner will look into the data collection issues and what it will take to take care of these issues.

Councilor Manousos noted that the Budget and Finance Committee will be looking into the Energy Plan.

Councilor Kotkin noted that although he did not attend the Insurance Committee, he did note that on the preliminary minutes that there had been discussion of the impact of the healthcare reform and if, the Town can obtain a refund for claims from early retirees.

Jeff Bridges stated that there are billions of dollars on the federal level for reimbursement and Chris Monroe is working on how the Town can get reimbursement.

COUNCIL COMMENTS

Deputy Mayor Console thanked everyone who helped make the Memorial Day celebration a success and commented on how moving the ceremony was at the cemetery. Deputy Mayor Console also stated that he has received a series of emails regarding the Jameswell Road project and several emails from Representative Morin regarding getting information about federal funding for the project.

Councilor Drake noted the quality of life issues that were brought up by Robert Young. There are four or five things that can be looked into which will not cost a lot of money. Councilor Manousos noted that he attended Mayor's hours recently and one resident had come in with some thoughts which he passed on to the Town Manager and the Mayor.

TOWN MANAGER'S REPORT

Jeff Bridges noted two issues regarding quality of life. First, there is a new draft for a parking ordinance with regards to the snow shelf which should move through Public Safety in the next few weeks. Second, the Planning Commission has reviewed the changes to the commercial vehicle ordinance and this should move through this summer. Jeff Bridges also noted that there is a tentative closing date of June 10 at 10:00 a.m. for the Wilkus Farm purchase. Jeff Bridges also commented that there have been several questions regarding trash issues and had asked RaeAnn Palmer to put together some information on the changes to the Town's practices.

RaeAnn Palmer reported that for the past three to four years, the Public Works Subcommittee and the Town Council have looked into how to reduce the amount of trash going into the waste stream and recycle more. To date, automatic bulk and waste pick up has been discontinued and moved to a paid pick up service; there was a trial milk container recycling program at the schools; and bins were placed in the parks for people to recycle bottles and cans. As of July 1, 2010 the automatic single stream recycling pick up will begin. Each resident will receive a 95 gallon blue recyclable bin that will be picked up every other week. Plastics marked 1 through 7 are recyclable, along with paper, cardboard, egg cartons, aluminum cans, tin foil, and empty aerosol cans. Motor oil bottles and flower pots are not recyclable. Requests for a smaller recyclable barrel will be done on a case by case basis. RaeAnn Palmer reported that the fee for a second trash barrel has been increased to \$200/each to encourage recycling and reduce what goes into the municipal waste stream. The cost of waste is \$69/ton and the Town spends \$1.4 million a year in household trash removal. There have also been complaints that the Transfer Station is not user friendly and is expensive. RaeAnn Palmer noted that the new fee schedule is designed to encourage people not to put items into the green barrel that don't belong (grass clippings, tree stumps and leaves) and instead bring those items to the transfer station. RaeAnn Palmer also noted that \$2 million is spent between residential, town buildings and transfer station trash removal and that equals 1 mill tax levy.

Councilor Manousos asked that if recycling is done properly, will the Town save money and what information campaign will be distributed to the residents.

RaeAnn Palmer responded that an ad has been placed in Wethersfield Life regarding single stream recycling and with a list of what can be recycled. And everyone who has a recycle bin will be getting a flyer and a recycling schedule. July 5 is the start of using the new recycling barrels.

Councilor Hurley asked what people can or should do with the old recycling bins.

RaeAnn Palmer noted that residents may use the barrel for storage or return the barrel to the transfer station. They are not to be placed in the green barrel or the new recycle barrel.

Councilor Montinieri asked if the cost of the second barrel was decided by the Public Works Subcommittee and then brought to the Town Council for voting.

RaeAnn Palmer responded that it had come back to the Town Council to be approved with the single stream recycling and the Town Council also voted to increase the cost of the second barrel in the same vote.

Councilor Montinieri stated that he hadn't realized that it was an annual fee and questioned whether the fee was going to be looked at again.

RaeAnn Palmer stated that she wasn't aware of any fees being looked at again but that would be up to Public Works.

Jeff Bridges stated that letters were sent to the 900 residents with the two green barrels with additional information. To date, 100 residents have requested to have the second barrels picked up for return.

Councilor Drake asked what type of paper cannot be recycled.

RaeAnn Palmer responded that to her knowledge all paper is acceptable except for dirty pizza boxes.

UNFINISHED BUSINESS

Marsh Street Gateway Project – See Attachment No. 2.

Deputy Mayor Console stated that he was under the impression that wooden timber style guard

rails were going to be installed but after reviewing his packet, metal stake guard rails with cabling is being considered and he wanted to know what happened with the wooden timber style guard rails.

Michael Turner, Town Engineer reported that in August, 2008, bids came in at \$300,000 for the wooden timber style guard rails and the bids were rejected. They were then directed to go back and seek alternates to the wood rails. The least obtrusive alternate would be the 3" metal post with three cables on top of it, which pictures have been provided. The metal beam near the sharp corner near 105 Marsh Street would need to remain as it is designed as a reflection. Deputy Mayor Console stated that his understanding from Mr. Fonfara, he specifically said that the Town was going to receive the wooded posts would be used as the gateway to Wethersfield and he was unclear what happened.

Councilor Manousos asked if the Town was required by the Department of Transportation to have the three cable metal posts at the corner of 105 Marsh Street and elsewhere.

Michael Turner responded the metal beam at 105 Marsh Street is required at the corner and something is required on both sides per highway standards.

Councilor Manousos asked if anything cosmetically could be done at the entrance near the Wethersfield sign for approximately 30 yards and then use the metal cable wires.

Michael Turner responded that other materials could be substituted and a quote obtained.

Jeff Bridges stated that his understanding is that the Council is supportive of the bid with Michael Turner going back to find out the cost of enhancing fifteen yards on either side of the signage with a more decorative but acceptable fence.

Michael Turner noted that RaeAnn Palmer checked and there is nothing specific in the grant language that limited what material is used.

Deputy Mayor Console noted that these types of projects, should be done correctly and look good.

Deputy Mayor Console moved to **"TABLE THE WETHERSFIELD GATEWAY PROJECT FOR TWO WEEKS TO GET A BETTER VISUAL OF THE FENCING,"** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

OTHER BUSINESS

Chairperson Hemmann noted that the Town Council meeting scheduled for June 21 will not have a quorum and suggested a meeting date of June 23.

After discussion it was agreed to change the meeting date to June 23.

Chairperson Hemmann noted that she would like to keep the scheduled summer meetings on the calendar as business does not stop during the summer. After discussion, it was agreed to keep the summer meetings.

Deputy Mayor Console moved to **“AWARD A CONTRACT TO TREMCO IN THE AMOUNT OF \$59,472 FOR THE ROOF PREVENTATIVE MAINTENANCE AND REPAIRS FOR ALL TOWN BUILDINGS,”** seconded by Councilor Hurley.

Jeff Bridges stated that the Town hired TREMCO, through competitive process in 2005, to inspect the roof of all buildings and develop a database and preventative maintenance schedule. Since then, TREMCO has been responsible for annual inspections and routine maintenance. As part of the Capital Budget process this year, the Capital Improvement Advisory Committee is recommending that the Town continue to contract with TREMCO for inspections and routine maintenance and to also contract with TREMCO to respond to and repair all leaks. The total cost of this contract is \$59,472. Annually, the Town has budgeted \$35,000 for the TREMCO contract and \$35,000 for miscellaneous repairs. See Attachment #3.

Councilor Drake asked if it is possible to lock in for a five year option.

Michael Turner stated that he is unaware of whether or not Town Council can lock in for five year but it is renewable at the same price.

RaeAnn Palmer noted that it is a funding issue. The Town can only commit for the allocation term.

Chairperson Hemmann asked if TREMCO understands the Town’s restrictions in planning out that far and is comfortable with the one year renewable.

Councilor Manousos asked for clarification regarding taking responsibility for all leaks.

Michael Turner responded that the contract is broken into two phases. One phase is the annual inspections and routine maintenance work which covers the cleaning of gutters and drains. The other phase is preventative maintenance which covers minor leaks, responding to leaks or a tear in a roof.

Discussion followed.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Councilor Hurley moved to **“AUTHORIZE THE CONTRACT AWARD TO CREATIVE RECREATION IN THE AMOUNT OF \$72,933 FOR PLAYGROUND EQUIPMENT AND INSTALLATION AT MILLWOODS PARK IN ACCORDANCE WITH THE AGREED UPON SPECIFICATIONS,”** seconded by Deputy Mayor Console.

Jeff Bridges stated the Millwoods Playground was destroyed by the tornado in June 2009. The Town’s insurance carrier will cover the cost to replace the equipment up to \$75,966. Kathy Bagley, Director of Parks and Recreation and her staff have developed a plan and a quote for a new playground at the Park. Staff is requesting authorization to purchase the playground equipment and installation services. See Attachment No. 3.

Discussion followed regarding moving the equipment from the current position to an area where there is more sun; safety issues on the playscape equipment; the need to bid out the installation of the equipment due to the sophistication of the equipment; and the possibility of changing the length of the traffic light at the exit from the park.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Public Hearing on the following **“RESOLUTION REGARDING THE AUTHORIZATION AND SUBMISSION OF A GRANT FROM THE CONNECTICUT DEPARTMENT OF EDUCATION TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES AND THE AWARD OF FUNDS FROM THE GRANT TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES IN THE AMOUNT OF \$27,916 FOR CONTRIBUTIONS TO PROGRAM SERVICES WITHIN THE “YOUTH SERVICES BUREAU” FOR FISCAL YEAR 2010-2011”** scheduled for June 23, 2010.

MINUTES

Deputy Mayor Console moved to **“APPROVE THE MINUTES OF THE SPECIAL MEETING OF APRIL 30, 2010 AS AMENDED”** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Deputy Mayor Console moved to **“APPROVE THE MINUTES OF THE SPECIAL MEETING OF THE TOWN COUNCIL AND BUDGET AND FINANCE COMMITTEE OF MAY 4, 2010 AS AMENDED,”** seconded by Councilor Kotkin.

All Councilors present, including the Chairperson voted AYE. The motion passed 5-0-2.

Councilor Hurley moved to **“APPROVE THE MINUTES OF THE BUDGET AND**

FINANCE SPECIAL TOWN COUNCIL MEETING OF MAY 6, 2010, seconded by Councilor Drake.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-1.

Councilor Hurley moved to **“APPROVE THE MINUTES OF THE SPECIAL MEETING OF THE TOWN COUNCIL OF MAY 13, 2010 AS AMENDED,”** seconded by Councilor Drake.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Deputy Mayor Console moved to **“APPROVE THE MINUTES OF THE SPECIAL MEETING OF MAY 17, 2010,”** seconded by Councilor Manousos.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-1.

Deputy Mayor Console moved to **“APPROVE THE MINUTES OF THE TOWN COUNCIL OF MAY 17, 2010 AS AMENDED,”** seconded by Councilor Manousos.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-1.

PUBLIC COMMENTS

George Wallace, 22 Chesterfield Road, commented on the Memorial Day observance.

George Ruhe, 986 Cloverdale Road, commented on Memorial Day, ticketing for use of cell phones while driving and the fencing for the Marsh Street entrance.

ADJOURNMENT

At 8:59 p.m., Deputy Mayor Console moved **"TO ADJOURN THE MEETING"** seconded by Councilor Kotkin. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Dolores G. Sassano
Town Clerk
Approve by vote of Council
June 23, 2010