

Minutes of the Joint Meeting of the Heritage Committee, Historic District Commission
and Town Center Village District Design Review Board
Jan. 19, 2010 – Zoning and Planning Office – 7 p.m.

Members of the Heritage Committee present: William Hansen, Jack Quinn, Ray Wilcox, Janet Banks, William Moncrief, Chet Kuras Absent: M. Winne, Arnie Magid

Members of the TVCD Design Review Board present: William Hansen, Bobbie C. Kling, Matt Falkowski, William Moncrief

Members of the Historic District Commission present: William Moncrief, Doug Mayne
Also present: Town Planner Bill Hawkins, Attorney Joseph Flynn

Heritage Committee Chairman William Hansen called the meeting to order.

Informal Meeting – 82 North Main Street, former Pugh property –

Owner of 82 North Main Street, Frank DeMarinis, Jack Galanek, consultant, and Jonathan Solecki, architect of the proposed facility were present.

Mr. DeMarinis gave a brief history of the property and his involvement. He is the owner, developer and builder of the proposed three story, 30,000 sq. ft. facility. This facility is considered a CCRC, Continuing Care Retirement Community. This proposal will incorporate the Pugh home into a proposed facility, consisting of approximately 26 one and two bedroom apartments in a three story building with a live in Innkeeper. The form of equity ownership will be a lifetime recordable lease. It guarantees life use of the unit and when the unit is resold, 90% of the resale price will be paid to the resident (s) or their estate. The location of this property is extremely suitable to residents; they can walk to anywhere in the Town Village Center District. The Pugh home will remain intact, and addition will be added to the home on the north side. Coverage of the property will be approximately 58 to 60%; thus allowed by the TCVD regulations. A text amendment will be sought because the proposed building will be approximately 30,000 sq. ft; and the TCVD regulations only allow a building of 20,000 sq. ft.

Project boards and a very detailed power point program were presented. This presentation showed the proposed facility on the Pugh property from every direction. The trees were noted and it was hoped that 80% of the trees along the property line could be save. The design was noted; the roof line of the addition of the three stories attached to the back of the Pugh home was no higher than the Pugh home roof line. The parking area is located on the south side of the property. The owner stated that the architectural detail of the Pugh home would be duplicated on the addition to the north, and the historical detail of this home would be preserved and all efforts would be made to make this addition to the Pugh home meld in and blend with the neighborhood. It was noted that there will be no school children; the cost of education is the single largest tax burden to any town.

The Meeting discussed the possible tax revenues to the Town. Will this facility meet the goals for the TVCD?

Heritage Committee member Jack Quinn thanked the Town Planner Bill Hawkins for arranging for this joint meeting so that information could be exchanged on an informal basis. This was a very productive meeting.

The Heritage Committee will place on its next meeting agenda, Feb. 16, 2010, a discussion and possible endorsement of this proposed "Inn at Suffield."

The meeting was adjourned at 8:50 p.m.

Respectfully submitted, Bobbie C. Kling, Secretary

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