

**TOWN OF WEST HARTFORD
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING
JUNE 15, 2022, 8:00 A.M.
MINUTES**

1. Call to Order

A. Meeting was called to order at 8:00 a.m. by Chairman Davidoff.

Attendees – Mayor Shari Cantor, Chairman Leon Davidoff, Councilor Ben Wenograd, Councilor Mark Zydanowicz, Acting Town Manager Rick Ledwith, Town Planner Todd Dumais, Town Engineer Greg Sommer, Building Inspector Tim Mikloiche, Economic Development Coordinator Kristen Gorski.

2. Business Items

A. May 18, 2022 Meeting Minutes – approved.

3. Communications

A. North Main Street Road Diet Study Phase II – Mr. Ledwith provided an update focusing on the consultants' final recommendations. The results of the Road Diet Trial achieved all of the objectives for reducing crash frequency, reducing operating speeds, and improved accessibility for pedestrians and bicyclists. The decision was made to maintain the road diet permanently. Consultants recommended the following to be implemented over the next couple of years: widening North Main Street south of Fern Street to Loomis to accommodate 5-foot bike lanes, which would take place on the east side of Main Street, estimated cost is \$300,000, which is planned for the next fiscal year; delineate bike lanes with 6-inch wide white edge lines, increased from 4 inches, and bike lane signs along the entire road diet, which would be done this year; modification of signal phasing at the intersection of North Main and Fern to add an eastbound protected, permanent, permitted left turn phase, which will be done in 2023, and modify signal phasing at the intersection of Trout Brook and Fern to add left turn phasing for the eastbound and westbound approaches, which would require changing the signals above and would be done in 2023. Mr. Zydanowicz inquired if the bike lane stripes could be a different color than white to delineate them better. Mr. Sommer clarified that the lane itself can be a different color, but the line must remain white and consideration of this in the past revealed that painting the lane is cost prohibitive and challenging to maintain.

4. Staff Reports

A. Community Development Department Report – Mr. Sommer provided an update on the drainage study. At the most recent meeting, a request was made to provide a map of which study areas will be worked on, which will be shared with the council. Trout Brook Trail Phase 5 had its final inspection. Work is being done on a press release to make the formal

announcement. Phase 6 will involve the continuation from Fern Street north up Duff Field Drive and is set to be bid upon later this month with construction beginning as soon as this fall. The ongoing West Harbor Infrastructure Plan selected Stantec to consult. Mr. Mikloiche provided an update for CityView. Mr. Zydanowicz asked if the Council could get examples of CityView and its function for themselves. Mr. Mikloiche proposed having a demonstration of CityView ready for the next meeting.

- B. Economic Development Quarterly Report – Ms. Gorski provided an update regarding work with the part-time economic development specialist to reach out to more businesses as well as re-establish relationships with the Connecticut Small Business Development Center. Details of the quarterly report to include leasing and new business activity was presented as well as market statistics showing a decline in vacancy rates. A detailed report was presented outlining recent property sales and development activity. Questions were tabled subject to public hearings in the future. Chairman Davidoff proposed to reach out to the new property owners regarding what beautification efforts could be undertaken. Mr. Wenograd proposed a question of vacancy rates becoming too low and asked for further historical context to determine if the effect on rent was inflationary and a possible danger sign. Chairman Davidoff stated information regarding that concern will be provided at a future meeting and requested a listing of apartment buildings of 35 or more units from the Assessor's Office to get a general understanding of the quantity and location for future development activity.

5. Future Agenda Items

- A. Demonstration of CityView.
- B. Revisit 4B, a better understanding of rents in this market.

6. Adjournment – The meeting adjourned at 8:58 a.m.

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