

MARCIA LECLERC  
MAYOR

DEVELOPMENT  
DEPARTMENT

# TOWN OF EAST HARTFORD

740 Main Street

East Hartford, Connecticut 06108

(860) 291-7300

FAX (860) 291-7298

[www.easthartfordct.com](http://www.easthartfordct.com)

## East Hartford Silver Lane Advisory Committee

### Meeting Summary

Tuesday, February 28, 2017

4:00 pm

Welling Conference Room – 2<sup>nd</sup> floor Town Hall

PRESENT - Frank Collins, Economic Development Commission; Tom York, Goman & York; Robin Pearson, Redevelopment Agency; Todd Andrews, Goodwin College; Marcia Leclerc, Mayor; Craig Stevenson, CTC; MaryEllen Dombrowski, CT River Valley Chamber; Peter Bonzani, Planning and Zoning Commission; Chad Freitas, Resident Representative; Rebecca Augur, Milone & MacBroom, Inc. (MMI); Pat Gallagher, MMI; Tim Bockus, DPW Director; Mary Ellen Kowalewski, CRCOG; Jillian Massey, CRCOG; Eileen Buckheit, Development Director; Jeff Cormier, Town Planner

ABSENT – Dan Matos, James Matos

### CALL TO ORDER

Chair, Robin Pearson called the meeting to order at 4:00 p.m.

Motion by Todd Andrews to approve the minutes of the December 15, 2016 meeting, seconded by Frank Collins. Approved.

### Presentation

Rebecca Augur and Pat Gallagher reviewed the research and information gathering which has occurred since the previous meeting. MMI has begun to conduct field surveys, GIS mapping, existing condition analysis, and an inventory of sites. The goal of today's meeting would be to further discuss priority sites for wetland delineation and study and begin our work toward a build-out analysis.

The committee reviewed existing conditions analyses for the corridor, including: land use, zoning, current business inventory, vacancies, residential units, infrastructure, and environmental constraints.

The buildout analysis was discussed. Several assumptions are embedded in the analysis, from environmental constraints to which properties are redevelopment candidates. The Committee discussed several properties that are potential redevelopment candidates, including the Showcase Cinemas, Silver Lane Plaza, remaining residential parcels currently zoned commercial, the bowling alley, Futtner family properties, residential parcels adjacent to the west of Philips Farm, parcels at the entrance to East Hartford Boulevard, and older multi-family developments in the western portion of the corridor. In addition, a few vacant properties were discussed, including 825 Silver Ln, and properties fronting Silver between Mercer and Whitney.

There was discussion around which properties the Committee would like to have graphic wetlands delineations on, with a strong interest in having properties to the south of Silver Lane between Rentschler Field and Philips Farm. MMI indicated they would have to review how much could be delineated within the project budget.

The Committee discussed the need to understand the anticipated impacts of the Horizon Group's outlet center, in particular on transportation and traffic, as well as the market in the corridor. In addition, the Committee discussed the potential for another exit off of 84 within the corridor to serve the cinema and silver lane plaza areas. DOT has previously indicated this was unlikely; however, there may be some willingness to review the idea as plans for CTfastrak East of the River, proceed, and the CROG Silver Lane Transportation Study gets underway.

Next steps in the process:

- Review sites described as priorities for wetland delineation.
- Continue work on refining build-out analysis.
- Begin work on marketing analysis and developers panel.
- Corridor Branding discussion

ADJOURNMENT

Meeting concluded 5:15pm.