

**TOWN OF EAST WINDSOR
Board of Selectmen –
Planning & Zoning Commission
Economic Development Commission**

Warehouse Point Stakeholders Workshop

June 22, 2017

“Hartford Line, TOD Action Plan”

Warehouse Point Workshop, Town of East Windsor”

Presented by: WSP and CT. DOT.

The Workshop was called to order at 6:08 p.m., June 22, 2017, in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. by Town Planner Laurie.

PRESENT: **Board of Selectmen:** Robert Maynard, First Selectmen; Jason Bowsza, Selectman; and Dale Nelson, Selectman.

Planning and Zoning Commission Members: Joe Ouellette, Lorry Devanney, Michael Kowalski, Dick Sullivan, and Marti Zhigailo.

Economic Development Commission: Nick Laskos.

GUESTS: James Nilsson, Geissler’s Supermarket; Jim Richards, East Windsor Chamber of Commerce; Carol Madore, East Windsor Assessor.

Workshop presented by: Max Sokol, WSP (formerly Parsons Brinkerhoff), and David Elder, of DOT.

Mr. Sokol opened the workshop by introducing his team, and Mr. Elder, of the Connecticut DOT. First Selectman Maynard introduced himself and began a round of introductions within the audience.

Mr. Sokol then explained the concept of TOD (Transit Oriented Development) which focuses development, in this case, around the revitalization of the Hartford Rail Line which serves the Windsor Locks/East Windsor area. In general, TOD increases local property values from the train station outward, improves the quality of life, and keeps young people local. TOD also reduces some of the parking demands because of shared parking within the various businesses.

Mr. Sokol reported that in preparation for the TOD they worked in two phases. During the first phase they studied the entire corridor while considering current and potential zoning regulations and the current POCD. In the second phase they are offering technical assistance for the surrounding municipalities affected by the TOD and looking for ways to leverage the rail service. With regard to East Windsor they are looking at how to

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Warehouse Point Stakeholders Workshop– June 22, 2017
“Hartford Line – TOD Action Plan”
WORKSHOP MINUTES

2

better connect Warehouse Point to the train station in Windsor Locks, and looking at potential development opportunities in Warehouse Point which they anticipate will increase as a result of the TOD in Windsor Locks.

With regard to the TOD and its relevance to the Warehouse Point Village, the study area was from North and South Water Streets along the Connecticut River to I-91 and the town boundary with Enfield. They focused on the goals of the POCD (Plan of Conservation and Development) and the Warehouse Point Workshop. As a result of the study they noted the following:

- The railroad station is a 15 minute walk or bike ride to Warehouse Point
- Develop gateway elements from Warehouse Point to Windsor Locks
- Establish a discernible activity center – build on anchor businesses, such as Geissler’s Supermarket and Maine Fish, infill with new development opportunities
- Preserve architectural/historic features, the Town wants to maintain the existing scale of architecture
- Build on the opportunity to enhance mobility
- Create a more intimate street network
- Development of more restaurants would make Warehouse Point more of a destination point
- Encourage mixed use development
- Increase residential density
- Reconsider development of the 30 acre parcel at 127 Bridge Street while retaining farmland.
- Activate waterfront recreation, encourage interest in bike/pedestrian transit.

Individuals then broke into two workshops – development within the Warehouse Point area, and transportation.

Discussion points within the two workshops include:

DEVELOPMENT WORKSHOP:

Geissler’s Plaza/corner of Main and Bridge Streets:

- Geissler’s is an anchor institution in East Windsor, infill additional businesses along with it.
- Consider reconfiguration of corner within Geissler’s Plaza at Main Street and Bridge Street – maybe encourage development of 2 story mixed use along Main Street frontage, see reconfiguration of parking under next bullet point.
- Spillover parking for Maine Fish Market currently occurs in parking area of Geissler’s Plaza at corner of Main and Bridge Streets. While trying to maintain some of that ability consider exchanging parking to the rear of Geissler’s Plaza – investigate if any environmental constraints.

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Warehouse Point Stakeholders Workshop– June 22, 2017
“Hartford Line – TOD Action Plan”
WORKSHOP MINUTES

3

- Geissler’s rear property includes a right-of-way to North Main Street between #54 and #56

Development between Main Street and I-91:

- 30 acre across from The Children’s Place/Albert J. Solnit Children’s’ Center parcel includes prime farmland – reconsider development focus – maybe farm to table concept with restaurants nearer Bridge Street and continue farming to the south. Develop potential for a winery environment but focused on a farmer’s market.
- If the State relinquishes the Albert J. Solnit Children’s’ Center in the future the Town should consider purchase for development into Town Hall/Community Center/Senior Center.
- 111 Bridge Street currently approved for mixed use development. Consider working with owner of 108 Main Street to combine properties to develop another intimate streetscape of mixed use business opportunities.

Infill development between Water Street and Main Street:

- Intensify development along the north side of Bridge Street between Water Street and Main Street.
- Maine Fish is also an anchor institution, develop some of the land to the rear – investigate if any environmental restrictions.
- Create another intimate streetscape behind Maine Fish from Main Street down to North Water Street. Encourage mixed use development with one-way street traffic.

TRANSIT WORKSHOP:

- Discussed streets, sidewalks, and pedestrian and bike paths
- Develop sidewalks on both sides of Bridge Street and Main Street
- Work planters and street landscaping into sidewalk plan
- Develop plan for brick pedestrian crosswalks
- Activate waterfront from Bridge Street along South Water Street
- Consider limiting traffic to one way on South Water Street
- Develop pedestrian/bike path along waterfront side of South Water Street - work river viewing points into plan – maybe extend path along North Water Street as well.
- Extend bike lanes along with sidewalks up to Route 5 on both sides of Bridge Street.
- Bring “feet to the streets” near Maine Fish and Geissler’s Plaza.
- Develop “street trolley” system to connect Warehouse Point to Windsor Locks
- Create the following gateways:
 - at North Water Street and Bridge Street as a gateway to the TOD
 - at Main and Bridge Streets as a gateway to Warehouse Point

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Warehouse Point Stakeholders Workshop– June 22, 2017
“Hartford Line – TOD Action Plan”
WORKSHOP MINUTES**

4

- (a gateway at Route 5 and Bridge Street would be difficult due to the terrain and the I-91 underpass)

Mr. Sokol concluded the workshops. Brief discussion continued. Selectman Bowsza Jason questioned if the casino had been factored into this workshop? Mr. Sokol indicated that the casino and the old Walmart parcel, and the silk mill/box factory (Main Street) are all potential development opportunities, but their charge for this workshop was to focus on the POCD goals and recommendations. Mr. Richards cited his concern with the potential for one-way traffic on South Water Street and its effect on commuters both to and from Windsor Locks.

The workshop was adjourned at 7:00 p.m.

Respectfully submitted,

Peg Hoffman, Recording Secretary for the East Windsor Planning and Zoning Commission