

Town Facilities Review Committee
October 7, 2021, 7 p.m. Northfield Firehouse
Regular Meeting Minutes

Members Present: Chairman Sam Olmstead, Matt Blasavage, Chris Casiello, Dave Carroll, Bill Deacon, Anne Haas, John Morosani, Marc Moura, Jeffrey Zullo .

Alternates present: Burke Gibney, Recording Secretary Barbara Putnam

Others absent: Bantam Borough Liaison Nancy C. Tarascio-Latour

Others present: Peter Elliot, Andrew Ferentinos, Coleen Kinkade, Sam Kinkade, John Langer, Carol Powers, Denise Raap, Wendy Westcott

Call to Order: Chairman Sam Olmstead called the meeting to order at 7:07 p.m.

Ann Monique Haas made and Marc Moura seconded a motion that the order of the agenda be adjusted to allow public comment after the presentation. All voted in favor and the motion carried.

Minutes: The minutes of September 16, 2021, were approved by unanimous consent.

Approval of Invoices: John Morosani made and Dave Carroll seconded a motion to approve the invoice submitted by Barbara Putnam for her work as Recording Secretary.

Potential Needs of Parks and recreation and Social Services: Coleen Kinkade presented her vision for the uses that the space in the Bantam Annex building. Her outline is attached to these minutes.

Public Comment:

Carol Powers noted that these uses could be implemented in the incremental way that Andrew Ferentinos proposed at the last meeting

Peter Elliott read a letter to the committee into the record. His letter is attached to these minutes.

John Langer, speaking as a private citizen, not the chair of the Bantam Planning and Zoning Commission, was positive about Coleen's vision, and the idea of the building becoming an arts and cultural center. He believes to all these uses would be allowable under Bantam's zoning regulations, as long as they are Municipal uses.

Wendy Westcott, a Bantam resident, offered her vision of the big picture; that Litchfield stands out for its geography. It has a great deal of preserved land easily accessible with adequate parking from route 202. A town wide perspective that includes both the Bantam building as a beacon and these green areas along route 202 should inform our work.

Format for the 10/21/2021 meeting:

Marc Moura described a project he is involved in that invited the community to participate in a block party format charette to elicit their input. There was discussion about how such an idea would work here in Litchfield. Jeff Zullo offered to get a site plan of the Town Hall in Litchfield for the use of committee. Andrew Ferentinos stated, when questioned, that he can provide a site plan of the Bantam property based on GPS data.

There was discussion about a question about whether a resolution by this committee that we intend to keep and use the Bantam building for municipal use would enable the Town to allocate American Rescue Plan funds or Capital projects funds to incrementally improve the Bantam building.

There will be further discussion about this at the meeting of 10/21/2021.

Marc will lead a discussion of how to structure the community charette at the meeting of 10/21/2021.

The meeting adjourned at 8:29 p.m.

Respectfully submitted,

Barbara Putnam
Recording Secretary

Bantam Town Annex

Existing Gym Area

- Redo gym floor
- Remove basketball hoops
- Create a multipurpose area for large gatherings, meetings, movies
- Create storage!

Using Existing Rooms to Create:

- Lounge for seniors and teens to be able to use for programs, after school, during the day
 - Create a safe and social environment
- Media room with computer stations and tv for movies, games, etc.
 - Create a safe and helpful environment for people to use the internet, do homework, etc
- Arts and Crafts Room with plenty of storage for senior and kid's programs
 - Tables, storage, etc.
 - Colorful safe and and social place for everyone to be able to express themselves
- Fully functioning kitchen to create a fun, safe environment for seniors to learn how to cook for themselves and kids to be creative and learn the fun of cooking!
 - Electric range/oven
 - Fridge
 - Sink
 - Work stations
- Kid's Play Room
 - Toddler play groups
 - Tumbling class with mats, tumbling squares/triangles, etc.
- Exercise Room:
 - Nice quiet area for Yoga, Essentrics, Meditation, Dance, etc.
 - With mirrors and a barre
 - Add storage for each kind of class to hold equipment (like yoga squares, chairs for essentrics, etc)
- Actual Conference Room:
 - Have it set up so that presentations can be seen, bigger conference table, chairs for the audience
 - Art on the walls showcasing what Litchfield has to offer
- Breakroom for employees
 - So employees can step away from their desks and have a kitchen area to use (sink, counter, microwave, fridge etc)

Courtyard for Community Garden

- Involve the Garden Club and Beautification Committee to help create an environment to teach kids how to plant and where their food comes from but also for the seniors to do something they enjoy (especially if they live in apartments and can't have a garden or flowers)

Outside Areas:

Field House:

- Actual basketball courts (2 of them with a divider)
- Storage for equipment for sports
- Volleyball, indoor pickleball

Pool

- Preferably indoors
- Great for lap lanes, water aerobics for seniors, toddler swim lessons
- Use of the pool for Region 6 and LPS teams in the afternoon and evenings

Create Fields

- Soccer field
- Outdoor pickleball court (up and coming game that can be played by all generations)
- T-Ball field for the younger baseball players
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To: TFRC Chairman, Sam Olmstead, Members of the TFRC, the First Selectman and BoS
From: Peter Elliot and Andrew Ferentinos
Date: 7 October, 2021
Re: Presentation 9/16/2021 to the TFRC, Clarification and Next Steps

Dear Sam,

Andrew and I wanted to thank you again for letting us present to you last month. It is always an honor to work with such a talented and committed group of individuals.

We also wanted to clarify some of the questions you and others asked. The first is to make clear that neither Andrew or I work for or represent the Borough of Bantam. While it was our friends in the Borough who asked for our help, it was and remains our intent to present a vision for the Town of Litchfield as a whole and to specifically address the two buildings in question, 74 West Street and 80 Doyle Road.

Andrew's expertise in modernist buildings and his interest in Litchfield's architectural heritage and historic town plan coincided with my own experience at Bloomberg helping government solve these sort of problems, a unique opportunity and time and our collected desire to help.

Our proposed solution for a town of our size and resources, is to fix what we have, connect them with a visual language and technology (the way our church spires used to perform a similar function) and partner with the many private enterprises which make our town unique, from the Litchfield Preservation Trust to Greenways and more. The vision we've laid out allows for additional buildings to be added over time. The plan itself is flexible.

The fact that our Grand List and population has increased adds to the pressure to prove we can move forward soon. We all agree continuing to do nothing has its own cost. It has also underlined what we are trying to do; help this committee succeed with a logical and practical narrative that could win at a referendum.

We presented an overall vision we hope you can run with as a whole or in part, but of course it was with as much information as we could gather. And we gathered a lot. Still, none of us are yet working with a full picture of data or legitimate costs. To proceed funds need to be budgeted and paid so that we can assess the real costs of improvements to both the 80 Doyle Road site and 74 West Street.

From there, it will be easier to size work into small, medium or large, where and of course what level of public and/or private funding will be needed.

Our message remains, we are ready, willing and able to help. Equally, we are willing to revise and improve what we've presented. The vision remains: fix what we have, apportion it, build a consensus around a long term vision. By using what we have in a smart way even small investments can build towards executing a vision worthy of our historic town.

We have all the parts of the puzzle; an historic town plan, restorable buildings some of exceptional quality, robust private enterprise and talented hard working people to make it all happen.

Peter Elliot - 86 West Morris Road
Andrew Ferentinos - Sharon Turnpike, Sharon

