

**PARKS AND RECREATION FACILITY PLANNING AND IMPLEMENTATION  
COMMITTEE  
TOWN OF SOUTH WINDSOR**

*Deborah W. Reid, RT*  
**RECEIVED JUL 28 2022**  
*@ 9:20am*

**Minutes**

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**July 25, 2022**

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**1. Call Meeting to Order**

The meeting was called to order at 6:30pm by George Caye.

**2. Roll Call**

**Members Present:** George Caye, Vice-Chairperson  
Andrew Paterna, Resident Member  
Daniel Chavez, Resident Member  
Kathy Daugherty, Resident Member  
Stephanie Dexter, Resident Member  
Paul Macchi, Resident Member

**Others Present:** Michael Maniscalco, Town Manager

**Members Absent:** Nathan Bernier, Drew Mabey, Matthew Montana

**Guests Present:** Charles Warrington, Colliers Engineering & Design  
Deb Lawlor, Director of Planning Services, Colliers Engineering & Design

**3. Adoption of Minutes**

Kathy Daugherty made a motion to approve the minutes of June 23, 2022, Paul Macchi seconded the motion. The motion passed unanimously.

**4. Review of Correspondence /Communications**

There was no correspondence from the Public and no new communications

**5. New Business**

None

**6. Old Business**

**a. Review Colliers Presentation of the 3 sites**

Charles Warrington of Colliers Engineering and Design handed out a summary of committee comments (Attached as Exhibit A) and gave a quick overview of their study. After discussion from the Committee, it was decided to eliminate the Priest Property from consideration.

Kathy Daugherty made a **motion** to remove Priest Farm from consideration and consider Nevers Park and the old Orchard Hill School for the Parks and Recreation Facility. Stephanie Dexter seconded the motion and it passed unanimously.

Daniel Chavez made a **motion** to limit the review moving forward to Nevers Park and old Orchard Hill School. The motion passed with a Roll Call Vote of 4 yays and 2 nays.

**b. LA Fitness Building**

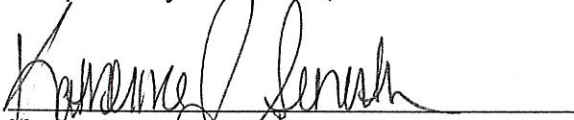
The committee discussed the option of LA Fitness. It was decided to take this option off the table for the time being.

The next meeting will be held on Monday, August 8, 2022

**7. Adjournment**

Daniel Chavez made a motion to adjourn the meeting at 8:15 pm. Andy Paterna seconded the motion and it passed unanimously.

Respectfully submitted,



Katherine Senerth  
Executive Assistant

# REVIEW COMMENTS



**South Windsor, Town of**  
Parks and Recreation Facilities Analysis for June 23, 2022  
Colliers Presentation

## Due Diligence Phase

| Pro Comments |                                                                                             |         |        |
|--------------|---------------------------------------------------------------------------------------------|---------|--------|
| #            | COMMENTS                                                                                    | DATE    | SOURCE |
| 1            | Town owned property                                                                         | 7/21/22 | SD/KD  |
| 2            | New fields could be shared with TEMS and the new OHS                                        | 7/21/22 | SD/KD  |
| 3            | Opposition should be low since the surrounding neighborhoods are accustomed to a school use | 7/21/22 | SD/KD  |
| 4            | Repurpose a vacant building which the BOE has said they would deed to the TOSW              | 7/21/22 | SD/KD  |
| 5            | Shouldn't have any site plan surprises. ie: asbestos, soil contaminants etc                 | 7/21/22 | SD/KD  |
| 6            |                                                                                             |         |        |
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| Con Comments |                                                             |         |        |
|--------------|-------------------------------------------------------------|---------|--------|
| #            | COMMENTS                                                    | DATE    | SOURCE |
| 1            | Added expense to demolish the old OHS building              | 7/21/22 | SD/KD  |
| 2            | TEMS would lose a field during construction                 | 7/21/22 | SD/KD  |
| 3            | This site is a bit farther drive from existing P&R facility | 7/21/22 | SD/KD  |
| 4            | Some disruption to P&R programs during construction         | 7/21/22 | SD/KD  |
| 5            |                                                             |         |        |
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Exhibit A



# REVIEW COMMENTS

## South Windsor, Town of

Parks and Recreation Facilities Analysis for June 23, 2022  
Colliers Presentation

## Due Diligence Phase

| Pro Comments          |                                                         |         |        | Con Comments |                                                                                                                                                         |         |        |
|-----------------------|---------------------------------------------------------|---------|--------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| #                     | COMMENTS                                                | DATE    | SOURCE | #            | COMMENTS                                                                                                                                                | DATE    | SOURCE |
| NEVERS PARK           |                                                         |         |        |              |                                                                                                                                                         |         |        |
| 1                     | Town owned land                                         | 7/21/22 | SD/KD  | 1            | Potential huge opposition from abutting neighborhoods and residents who use Nevers Park for recreation                                                  | 7/21/22 | SD/KD  |
| 2                     | Centrally located                                       | 7/21/22 | SD/KD  | 2            | Failed referendum for this Site not too long ago                                                                                                        | 7/21/22 | SD/KD  |
| 3                     | Good access to the site from 1 and possibly 2 locations | 7/21/22 | SD/KD  | 3            | Significant amount of wetlands                                                                                                                          | 7/21/22 | SD/KD  |
| 4                     | Site is cleared of trees for ease of site development   | 7/21/22 | SD/KD  | 4            | Risk of contaminated soil                                                                                                                               | 7/21/22 | SD/KD  |
| 5                     |                                                         |         |        | 5            | Traffic on Chief Ryan Way                                                                                                                               | 7/21/22 | SD/KD  |
| 6                     |                                                         |         |        | 6            | Walking trails will be disturbed                                                                                                                        | 7/21/22 | SD/KD  |
| 7                     |                                                         |         |        | 7            | Suskanis property: for optimum access across from Ayers, would the Town have to purchase this parcel?                                                   | 7/21/22 | SD/KD  |
| 8                     |                                                         |         |        | 8            |                                                                                                                                                         |         |        |
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| PREIST PROPERTY       |                                                         |         |        |              |                                                                                                                                                         |         |        |
| 1                     | Town owned land                                         | 7/21/22 | SD/KD  | 1            | Has it been determined that the property is cleared for the proposed use? Would the Town have to reimburse the open space account to buy back the land? | 7/21/22 | SD/KD  |
| 2                     | Centrally located                                       | 7/21/22 | SD/KD  | 2            | Access-Access-Access                                                                                                                                    | 7/21/22 | SD/KD  |
| 3                     | Site is cleared of trees for ease of site development   | 7/21/22 | SD/KD  | 3            | CrossTown Trail                                                                                                                                         | 7/21/22 | SD/KD  |
| 4                     |                                                         |         |        | 4            | Heritage Dr opposition                                                                                                                                  | 7/21/22 | SD/KD  |
| 5                     |                                                         |         |        | 5            | This is an iconic SW site off Sullivan with the Silo and open fields representing our agricultural heritage                                             | 7/21/22 | SD/KD  |
| 6                     |                                                         |         |        | 6            | Current agricultural use would stop                                                                                                                     | 7/21/22 | SD/KD  |
| 7                     |                                                         |         |        | 7            | Bringing the Priest house up to code would be extremely expensive                                                                                       | 7/21/22 | SD/KD  |
| 8                     |                                                         |         |        | 8            |                                                                                                                                                         |         |        |
| 9                     |                                                         |         |        | 9            |                                                                                                                                                         |         |        |
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| 12                    |                                                         |         |        | 12           |                                                                                                                                                         |         |        |
| ORCHARD HILL PROPERTY |                                                         |         |        |              |                                                                                                                                                         |         |        |