

**MINUTES OF THE CHESHIRE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON TUESDAY, MARCH 28, 2017, AT 6:00 P.M. IN ROOM 207, TOWN HALL,
84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Paul Bowman, Chairman; Patti Flynn-Harris, Timothy Slocum.

Councilor Jeff Falk

Staff: Michael A. Milone, Town Manager; Finance Director James Jaskot

1. ROLL CALL

The clerk called the roll and a quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

3. GRANGE PARKING LOT SUCCESSOR LEASE

Mr. Milone informed the committee that he met with Ruel Miller, President of the Grange, to discuss the parking lot lease. The original lease provides Cheshire with the first option to purchase the property. The Grange membership is decreasing, people have passed away, but the organization is not ready to sell the property.

The Grange is requesting a ten (10) year lease with the Town of Cheshire. It would be two (2) five (5) year leases; one (1) five (5) year lease with renewal of another five (5) years. The terms would be the same; annual rental of \$4,354, adjusted increase by inflation (May CPI); and June sets the base for the subsequent lease. The Town provides snow plowing services to the Grange, and is comfortable with the relationship with the organization. The Grange wants a May 2017 payment; the date of the lease would be moved; the CPI measurement is through April based on the Bureau of Labor Statistics (Index will state the relevant region for Cheshire). The index will be identified for the lease agreement. Mr. Milone will request Town Attorney Smith to draft the lease for Council review.

Committee Chairman Bowman stated he has no opposition to the changes proposed in the lease agreement. If the Grange has an interest in doing something, Mr. Bowman talked about the Town acquiring the properties from the Town parking lot going to the east, and build a "Green" there in the future. It becomes the Town Green area.

Mr. Bowman commented on the Grange being important in the character of the Town. He cited an example of the Ives House on the Chapman property, if it is preserved to some extent, as being a great home for the Grange. They could hold their annual fair/festival on the site; it would be a more conducive area than their current area; and any plans for the park should take this into consideration.

MOTION by Mr. Slocum; seconded by Ms. Flynn-Harris

MOVED that the Planning Committee approves a Ten (10) Year lease agreement with the Grange; the lease would be a ten (10) year lease, having one (1) five (5) year term, renewable for another five (5) years; annual rent of \$4,354 with an increase adjusted by the May CPI.

Discussion

Mr. Milone will request the Town Attorney to draft a lease with the changes approved. The lease will be distributed to Council members before the April meeting.

Mr. Bowman commented on the Grange knowing they could have a new place to go, and this might facilitate new plans for their property.

4. NAMING OF BALL FIELD IN HONOR OF KEVIN SIMMONS

Mr. Milone noted that the Council adopted a "Naming Policy" a few years ago, and it has worked out well.

Based on the information received for naming of the ball field, the Parks and Rec Commission, Parks and Rec Department, and Cheshire Youth Baseball Group, have submitted the three support letters required under the policy for naming a site in Town. The ball field to be named after Kevin Simmons is the new 90-foot diamond field near the pool. This field was built by Mr. Simmons, and supporters of the naming felt this was the most appropriate field for the naming.

Mr. Bowman noted all the requirements of the policy have been followed for naming the field after Kevin Simmons. The matter would be advanced to the Town Council for approval. A public hearing would be required under the policy.

MOTION by Ms. Flynn-Harris; seconded by Mr. Slocum.

MOVED that the Planning Committee approve the naming of the 90-foot ball field at Bartlem Park as the "Kevin Simmons Ball Field"; forward the matter to the full Town Council for approval; and call a public hearing in April 2017 on this agenda item.

VOTE The motion passed unanimously by those present.

Mr. Milone informed the Committee that a plaque would be mounted on the field fence, naming the field after Kevin Simmons, and there will be a ribbon cutting and ceremony held in April by the Parks and Rec Commission.

5. ADJOURNMENT

MOTION by Ms. Flynn-Harris; seconded by Mr. Slocum.

MOVED to adjourn the meeting at 6:20 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk