

**MINUTES FROM THE SEPTEMBER 15, 2004  
ROBERTS PROPERTY COMMITTEE MEETING**

PRESENT: Council members Ellen Zoppo, & Tom Lavigne; Park Superintendent Edward Swicklas, Kenneth Cockayne, Charles Cyr, Christopher Cassin, John Novakowski, Sean Moore, and Board of Finance Liaison Delores Capers.

ABSENT: Council member Al Myers & Nathan Peabody.

Chair Ellen Zoppo called the meeting to order at 5:00pm, and asked that those present to introduce themselves.

Councilwoman Zoppo introduced Assistant City Engineer Raymond Rogozinski who gave the committee an overview of the Phase 1 Environmental Report that was done over the summer. A Phase 1 is usually done when properties are transferred, and consists of an examination of existing records and attempts to evaluate whether there has been any environmental degradation. It is a good summary of the parcel's features and will be useful to future consultants. Ray Rogozinski also asked if there was a person familiar with the site that the consultants could speak with and Ellen Zoppo stated that Lenny Roberts would be the most logical choice.

While a Phase 2 study was deemed unnecessary, there were two recommendations made:

Discussion ensued on how to proceed with Milone & McBroom's proposed remediation. Ed Swicklas discussed that the Phase 1 falls under the Park study and that there is approximately \$7,000 left that could be carried over for this use as a change-order to the original contract. On a motion by Sean Moore and seconded by Tom Lavigne, the Committee moved to refer to the Park Board the request to utilize up to \$2,700 to comply with the recommendations set forth in the Phase 1 report. The motion was unanimously approved on a voice vote.

Chairwoman Zoppo also introduced the topic of holding a public hearing to gather public input on the future use of the parcel. She stated that one of the main charges of the committee was going to find a way to strike a balance between active and passive recreation. She also stated that she will work with the M.I.S. Department to get information on the city's website about the parcel in general, as well as specifically about the meetings and walk and allow people to comment. Delores Capers suggested that Nutmeg be asked to tape the public hearing.

It was decided that there would be a public hearing on Wed. October 20, 2004 from 7-9pm at a location to be determined. This will be in place of the usual monthly meeting. It was also decided to conduct an on-site inspection of the property prior to the public hearing and Saturday, October 2, 2004 at 9:00am was chosen as the date. The public is invited to attend.

Under Old Business, Tom Lavigne summarized the land swap with West Cemetery Association. The swap has been approved through City Council and the City received more area than originally anticipated. He stated that the monuments and fencing would need to be placed according to the new property delineation.

Councilman Lavigne also reported that there has been additional signage placed in key areas to deter ATV riders and that an agreement has been reached with a couple of developers to have letters on file prohibiting the activity on their property while also allowing police access to their property.

Sean Moore stated that it is very important to while moving forward with the planning of this parcel to be cognizant of the issues that surrounded other projects and learn from them. Delores Capers asked him to define such issues. A discussion ensued as to the issues and the following emerged: parking flaws, design flaws, maintenance friendly areas, and safety as a few.

Ken Cockayne made a motion to adjourn the meeting at 5:45pm. The motion was seconded by Chris Cassin and passed unanimously on a voice vote.

Respectfully Submitted:  
Ellen Zoppo-Sassu