

Town of Windsor Locks
Economic and Industrial Development Commission
Meeting at Town Hall, 2nd Floor
September 26, 2024
6:30 PM

1. Call to Order

The meeting was called to order by Chairman Doug Glazier at 6:31 PM.

2. Roll Call

Present: Chairman Doug Glazier, Frances Morena-D'Elia, Neal Cunningham, Kurt Brace, David Montemerlo, Barbara Palmer

Absent: Bob Crochetiere, Alan Gannuscio, Malekhai Paquette, Shane O'Connor

Guests: Scannell Properties – Daniel Madrigal

Goman & York – Brad Senft

Ostergaard Acoustical Associates – Ben Mueller

3. Approval of the Minutes from July 25, 2024

A motion was made by Kurt Brace and seconded by Dave Montemerlo to approve the Minutes from July 25, 2024. The motion passed unanimously.

4. Public Input on EIDC Matters Only

A motion was made by Neal Cunningham and seconded by Barbara Palmer to move this agenda item to take place after agenda item 5. A) *Scannell Properties Presentation by Attorney Paul Smith*. The motion passed unanimously.

5. Action Items

a) Scannell Properties Presentation by Attorney Paul Smith (Presentation attached)

Attorney Paul Smith began the presentation by giving a brief company overview of Scannell Properties and a description of this project with regards to location and scope while identifying changes made to the project based upon public input received in conjunction with other presentations. He also reviewed some of the other projects proposed for this location in the past namely, All Sports Village. The Commission was given an opportunity to ask questions and share their concerns. Some of those concerns are as follows:

- The re-zoning of the back 15 acres
- Noise difference between this project and a truck terminal
- Overall noise concerns given different scenarios
- Potential tenants being considered
- Traffic and signalization
- Is this the best use of our last piece of green land in Windsor Locks?

Ben Mueller, the sound engineer from Ostergaard Acoustical Assoc. presented his findings to the Commission offering several illustrations given different scenarios. He presented sound emission models for HVAC (the constant ambient noise emitted), trucks idling and driving and truck court emissions (no driving or idling).

Again, the Commission had the opportunity to discuss his findings. Several concerns were raised, including:

- The sound barrier walls – material to be used, height and why the height difference? Doug Glazier expressed his concern about the change in height along the back of the property where the barrier goes from 15' to 10' high. Dan Madrigal stated that they would take a closer look at that area but with Ben Mueller's expertise did not feel it would provide any additional benefit but would substantially add to the cost of the project.
- Backup alarms, sounds from connecting and disconnecting trailers, idling
- Barbara Palmer suggested an alternative traffic pattern to eliminate the need for trucks to drive around the back of the property. Dan Madrigal agreed to reevaluate.

Public Input - Allan Stegman, 308 South Center St. shared several concerns:

- Truck traffic going around the back of the building with regard to noise for the residents in that area. He expressed his opinion on the sound study by speculating on outliers to the average amount of noise.
- He asked about the materials to be used for the barrier walls. Will they be reflective or absorptive?
- He also inquired about diesel particulate and the impact on the community's health
- He asked whether this is the best use of the last piece of green land in Windsor Locks, a concern also shared by Commission member Neal Cunningham.

b) Planning and Development Highlights – No updates

c) Main Street Redevelopment - No updates

6. Open Time – No discussion

7. Adjournment

Dave Montemerlo made a motion to adjourn the meeting. Neal Cunningham seconded. The meeting adjourned at 8:26.

Respectfully Submitted



Valerie Mercey
EIDC Recording Secretary