

*Robert J. Park*

TOWN COUNCIL CHAMBERS/MICROSOFT "TEAMS"

FEBRUARY 8, 2022

2022 FEB 10 AM 10:43

RENTSCHLER FIELD LOGISTICS CENTER

TOWN CLERK  
EAST HARTFORD

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina  
In Chambers Wilson, Minority Leader John Morrison, Councillors Angela Parkinson, Awet  
Tsegai (via Teams), Thomas Rup, Travis Simpson and Harry Amadasun, Jr.

ALSO Michael Walsh, Mayor  
PRESENT Eileen Buckheit, Development Director (via Teams)  
Greg Grew, Director of Inspections and Permits (via Teams)  
James Tallberg, Corporate Counsel (via Teams)  
Scott Sansom, Chief of Police (via Teams)  
Ed Marsteiner, Managing Partner, National Development  
Joseph Balskus, Director of Transportation Systems, Vanasse Hangen  
Brustlin, Inc. (VHB)  
Douglas Straus, Senior Vice President, National Development  
Paul Vitaliano, CT Director of Land Development, VHB

CALL TO ORDER

Chair Kehoe called the meeting to order at 6:42 p.m. He stated that this is a hybrid meeting – individuals meeting in person or virtually – which gives the public flexibility for attendance purposes. The Chair announced the exit locations in accordance with C.G.S. §29-381, after which the Council joined him in the pledge of allegiance.

Rentschler Field Logistics Center:

The Chair gave a brief history of the Rentschler Field site and how this project connects to the town's overall vision for the redevelopment of Silver Lane.

Presentation

Mayor Walsh introduced the representatives from National Development in attendance.

Ed Marsteiner, Managing Partner, National Development provided the Council with a PowerPoint summary of the potential uses of the Rentschler Field site. The developers have constructed similar projects throughout New England. Strengths of the site include convenience of travel to the regional highway grid and direct access to the site via Route 84. The proposal is designed to include a Mixed-Use Space of roughly 40-50 acres on the northern portion of the site near the current Cabela's, 475 East Hartford Boulevard, and a larger area to the south envisioned as a Logistics Center. Buildings will cover roughly 20% of the area footprint.

Joseph Balskus, Traffic Engineer, VHB, spoke to the location's access points via East Hartford Boulevard. The plans as shown will provide no public access to the site via Brewer Street or Main Street. There will be emergency access only from Brewer Street and via existing Pratt & Whitney and Raytheon gates. Truck access and egress will be

via Roberts Street from I-84. Proposed measures of truck management will be enforced to upon tenants that will restrict access to Silver Lane and other town roads.

Mr. Marsteiner finished the presentation sharing potential project benefits including job creation, tax revenue, and economic development.

Councillor Comment:

The council thanked Mr. Marsteiner and the development team for the detailed presentation. The council expressed interest in opportunities to improve quality of life for residents regarding potential pedestrian access for the East Coast Greenway. The council also voiced concern regarding potential pollution from the location and raised questions regarding the monitoring of truck restrictions to town roads as well as the operating hours for the location. Mr. Balskus stated that on an average day 250-400 trucks will be traveling to and from the site.

The council also requested information on the types of jobs that would be offered by site tenants and the projected wages for such jobs. The council also discussed the opportunity to focus job development towards East Hartford residents.

Public Comment:

The following individuals came forward.

Dominic Sansone, 1026 Forbes Street, questioned how trucks will be monitored to assure they abide to road restrictions and also questioned the method to which the developers will be able to respond to public feedback.

John Ryan, 172 Burke Street, expressed concern regarding EPA regulations and environmental effects from the site development.

The Chair then thanked the developers for their proposal and made note of a public hearing on February 16<sup>th</sup> at 6 p.m. at Goodwin College for further discussion regarding the project.

ADJOURNMENT

MOTION        By John Morrison  
                     seconded by Don Bell  
                     to **adjourn** 8:15 pm  
                     Motion carried 9/0.

The Chair made note of the special meeting scheduled for February 10<sup>th</sup> at 6:30 pm in Town Council Chambers where a presentation on the proposed development of the Showcase Cinema site on Silver Lane will be shared with the public.

Attest \_\_\_\_\_

  
Jason Marshall  
Town Council Clerk