

East Hartford Burnside Church Brownfield Area-Wide Revitalization Plan Advisory Committee Meeting #2

November 14, 2025 @ 10:30AM-12PM | Welling Conference Room, East Hartford Town Hall

FACILITATORS

- Kimberly Baptiste – Colliers Engineering and Design (consultant)
- Jacob Robison - Colliers Engineering and Design (consultant)
- Bridget Snover – Colliers Engineering and Design (consultant)
- Tom Dworetzky – Camoin Associates (subconsultant)
- Cassy George – HRP Associates (subconsultant)
- Jason Beach – HRP Associates (subconsultant)

ATTENDEES

- Carlene Shaw – Town Planner / Project Manager
- Mike Beaudry – Owner of 87 Church Street
- Steve Hnatuk – Town Deputy Director of Development
- Jennifer Lund – Pastor of the United Methodist Church
- John Ryan – Chair of Planning & Zoning Commission
- Justin LaFountain – Senior VP of Planning at Goman & York (Virtual)
- Daron Ross – Member of Economic Development Commission and ZBA (Virtual)
- Joseph Pearce – Principal of E Hartford Middle School (Virtual)
- Gaunet Davis – Assistant Principal of E Hartford Middle School (Virtual)

FORMAT

This was the second Advisory Committee meeting of the planning process held hybrid with four virtual attendees. The project team facilitated a formal presentation providing a project status update, reviewing public engagement to date, an overview of existing physical and market conditions, and next steps in the planning process. There was an opportunity for the committee to ask questions throughout the presentation.

PRESENTATION

Kimberly Baptiste facilitated a round of introductions of the Advisory Committee and project team.

01 Project Status

Kimberly Baptiste reviewed the Brownfield Area-Wide Revitalization (BAR) study area, gave an overview of the key milestones in the planning process and reviewed the project schedule.

02 Engagement: Informing the Planning Process

Jacob Robison reviewed the community engagement strategy, which includes multiple opportunities to solicit feedback from a diversity of stakeholders. These range from focused meetings with the advisory committee, stakeholder sessions, student and youth outreach, public workshops, and pop-up events.

Kimberly noted the project website, www.BurnsideChurchRevitalization.com, is now live and serves as a 24/7 community resource where the public can learn more about the project, find upcoming or past events, and submit comments directly to the project team.

Jacob reviewed engagement efforts that have been conducted to date, including two pop-up events and several 1:1 stakeholder meetings.

Jacob shared that the community survey has received 156 responses to date. The Advisory Committee decided to extend the online survey through mid-December to maximize participation from additional stakeholders.

Jacob summarized key themes that have been identified through the engagement completed to date, including:

- Addressing blighted properties on Burnside Ave
- Affordable housing
- Improving pedestrian experience
- Making the study area look clean and inviting
- Public art and murals
- More youth programming
- Strengthened trail connections
- Celebrating the river as a focal point

03 The Burnside Church BAR Today

Kimberly reviewed the regional context of the BAR - highlighting land use, zoning, and land ownership patterns in the study area.

Bridget Snover reviewed the existing transportation system in the study area focusing on vehicular, public transit, and sidewalk connections. She also provided an overview of the immediate and regional parks and trails. **The committee shared that the East Coast Greenway runs south of I-84 and should be included on the regional map.*

Cassy George (HRP) provided an overview of the environmental considerations in the study area, identifying which properties are potential brownfields. She identified three properties in the study area in which Phase 1 ESA's are being completed. Cassy also shared preliminary findings from the Phase 1 ESA for 87 Church Street.

Tom Dworetzky (Camoin) provided an overview of the market opportunities in the study area covering demographics and the local economy. Key takeaways of market opportunities from the market analysis include:

High Potential development needs/opportunities:

- For-sale residential (townhomes, condos)
- For-sale senior housing (ownership options)

Moderate Potential development needs/opportunities:

- Rental residential (apartments)
- Convenience retail
- Medical office
- Small-scale industrial

Low Potential development needs/opportunities:

- Office

04 Key Findings

Kimberly concluded the presentation summarizing key takeaways that will be further explored as the project transitions into the next phase of land use planning and recommendations. These key opportunities are summarized below:

- Burnside Avenue Revitalization (façade, streetscapes, uses)
- Enhanced connectivity and riverfront access
- Bicentennial Park “glow up”
- Additional programming and amenities for youth
- Targeted infill and adaptive reuse
- Enhancing / expanding access and utilization of open space areas

05 Next Steps

Kimberly reviewed immediate next steps the project team will be advancing for the project:

November / December

- Online Survey
- Pop-Up at United Methodist Church on 11/19
- Student Engagement
- Draft Existing Conditions Report
- Draft Vision and Goals
- Ongoing Stakeholder Meetings

January / February

- Advisory Committee Meeting #3
- Public Design Workshop

06 Committee Questions & Comments

Q: Has the redevelopment committee been brought into the conversation yet?

A: Not yet. They own two properties in the study area and meet on an as-needed basis. Carlene will coordinate a meeting with them.

Q: What type of development is happening at 47 Church Street?

A: So far they have graded and cleared some trees for potential townhome development. Plans and permits have not been viewed or approved yet.

C: 8187 Main Street has approval for the construction of 20 owner-occupied units. This supports the opportunities reflected in the market analysis.