

MINUTES

Members Present: G. Bruhn, M. Hamill, D. Spencer, E. Spencer

Alternates Present: A. Bennatan

Guest Present: L. Tordenti, 3 East Rd.

Staff Present: J. Woodmansee, Assistant Director of Planning & Development
S. Forand, Administrative Assistant Specialist

1. CALL TO ORDER AND ROLL CALL

A. Bruhn called the meeting to order at 4:17 p.m. Members present are G. Bruhn, M. Hamill, D. Spencer, E. Spencer and Alternate A. Bennatan. Alternate A. Bennatan was seated for absent member.

2. APPROVAL OF MINUTES

A. M. Hamill MOVED, D. Spencer seconded, to approve the October 22, 2025 HDC Meeting Minutes as approved.

Motion PASSED unanimously.

3. NEW BUSINESS

A. **UConn scoping process relative to proposed golf training facility located at 986 Storrs Road located in the Spring Hill Historic District**
Link to 1/7/2026 Public Scoping Meeting: <https://updc.uconn.edu/gpf/>
J. Woodmansee provided an overview of UConn's proposed golf facility to be located at 986 Storrs Road.

Commission members and staff discussed the following:

- Requirement for an environmental impact assessment (EIE) given its location within a historic district;
- removal of trees;
- Public scoping meeting which took place on 1/7/2026;
- Public comments and concerns from residents about water management, environmental impacts, and historical preservation of land within historic districts recognized on the National Register;
- Alternate locations on the site and on other UConn owned properties, and

- Staff noted that the Town Attorney has been consulted and that no Certificate of Appropriateness is required for State owned properties.

A member of the public L. Tordenti spoke in regard to her objection to the location of the proposed facility in a residential neighborhood and concerns regarding water quality, trees and plantings, and potential change in the historic district features.

The commission agreed to request that the Town Council and Planning and Zoning Commission request in their comments that a full Environmental Impact Evaluation be conducted. Also, members agreed that UConn should be required to come to the Historic District Commission for a Certificate of Appropriateness for the netting, lighting, scale, massing, design and location of parking/building.

M. Hamill MOVED, D. Spencer seconded to authorize the Chair to draft and submit comments on behalf of the HDC to the Planning and Zoning Commission and the Town Council to be submitted to UConn. Motion passed unanimously (5-0-0).

4. COMMUNICATIONS

5. OPPORTUNITY FOR PUBLIC COMMENT

6. REPORTS FROM COMMISSION MEMBERS AND STAFF

J. Woodmansee discussed American 250 and provided an update to the Commission and the availability of a grant for \$5,000 to potentially provide a self-guided tour around the historic district area.

7. ADJOURNMENT

Bruhn adjourned the meeting at 5:30 p.m.

Respectfully submitted,

Sandy Forand
Administrative Assistant Specialist