

1. Call to Order

The Chester Main Street Project Committee held a meeting on Tuesday, May 27, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Joplin called the meeting to order at 7:02 PM.

2. Seating of Members

In attendance were Michael Joplin, Steven Tiezzi, Charlene Janecek, Leslie Strauss, John Schroeder and Chuck Mueller. Others present included First Selectman Ed Meehan, Brian Kent and Gary Giroux.

3. Report from Selectmen Re Recommendations from Main Street Project Committee to the Board of Selectmen

First Selectman Meehan noted the Board of Selectmen voted unanimously on May 7<sup>th</sup> to accept the recommendation of the Main Street Project Committee. The approval was based on the recognition that the plans are at the 30% design stage and more detailing by the engineer is required, as is the coordination with utility services and Main Street property owners.

First Selectman Meehan noted Gates submitted a letter to the Board of Selectmen listing 10 possible items to look at to see what mutually can be done to address their concerns. He will discuss these items with the Gates and try to come to a conclusion. A new driveway was mentioned. Steven Tiezzi noted he would expect any new extension of the driveway to the north will be paid for by the Town. Meehan noted he will also ask Brian Kent to attend a meeting with the Gates.

First Selectman Meehan noted the Meades submitted a letter which requires the Town to get back to them with a grading plan. It was noted they are not hooked up to sewer, but the location of the sewer line should be identified.

First Selectman Meehan noted the WPCA will contact all property owners in the area to see if they are interested in hooking up at some time. Chairman Joplin asked if all these properties were on Connecticut Water Company. Leslie Strauss replied yes, there are no wells.

First Selectman Meehan noted he will contact both the Gates and the Meades.

4. Discussion with Kent & Frost Re Next Stage of Planning

It was noted the Inland Wetlands application will be withdrawn and resubmitted end of July so a 70% set of drawings can be submitted to both Wetlands and Planning & Zoning. Typically 70% is the

recommended submittal. The engineer has met with Jacobson & Associates (Town Engineer). Their comments will be incorporated into the plans and there will be a final review with Jacobson. Submission to Planning & Zoning should be in August. 100% design plans should be done early to mid September. The plans then go to D.O.T. for their blessing. Contract documents in October.

Steven Tiezzi noted the NQPMPC will be holding a charette in July. There was discussion as to where the driveway would be at NQP.

#### 5. Discussion of time line and date for Bid Documents

Chairman Joplin asked what a reasonable start date would be in the Spring. Gary Giroux noted it depends on the winter season. If it is a mild winter, work could start April 1<sup>st</sup>. Typically the asphalt plants shut down from December 1<sup>st</sup> to March 1<sup>st</sup>. Giroux noted there is a lot of work that could be done by the contractor prior to the opening of the asphalt plants.

There was discussion as to whether or not Wetlands approval was needed before going to Planning & Zoning for a Section 8-24 referral. It was noted P&Z should look at this globally and reflect upon the Plan of Conservation & Development and what's been talked about for many years relative to North Quarter Park and the Town Center.

First Selectman Meehan briefly reviewed funding. He noted this was a repair to fix what's broken and make drainage work, planting trees to fill in gaps and fix the deteriorating wall.

There was discussion regarding whether or not the grass strip should be removed. Brian Kent noted when the sidewalk is moved out to the curb and the grass strip is removed, this gives the roadway a more urban appearance. That strip functions as a place for mailboxes and site trees even though it grows weeds more than grass. Visually it disconnects the sidewalk pavement from the street pavement and softens the appearance. Meehan agreed it softens the appearance. Schroeder agreed it gives an urban appearance if eliminated. Kent noted they will bring a plan before the Committee at its next meeting with specific locations for the strip so the Committee can make an informed decision. Kent noted that change alone will be noticed more than anything else. Gary Giroux noted people will not want to cross the street to their mail. Schroeder noted that is a safety issue.

Gary Giroux asked First Selectman Meehan to clarify the discussion at the Selectmen's meeting regarding the retaining wall. Meehan noted the lower wall should be mortared, capped and left alone. Giroux noted he will refine the plan to reflect that.

Meehan reminded everyone things should be kept as close to what they are where possible. He further noted parts of the sidewalk up to Route 154 are in very good shape. The curb issue should be addressed and the grass strip put in. Ways should be looked at to save money and not tear things up.

6. Discussion of specs for the D.O.T. project as transmitted to D.O.T.

First Selectman Meehan noted Mr. Kent submitted the specs to him and he sent them up to Messrs. Fesenmeyer and Stanke on May 8<sup>th</sup>.

Brian Kent noted D.O.T. likes the white concrete sidewalk. The blast furnace slag makes the concrete more impervious to salt and more durable. The Committee told D.O.T. no blast furnace slag, but don't know if they will go along with that. We can't tell D.O.T. what kind of sand to use. The slag really makes it white.

Brian Kent noted the Belgian Block specs were given to D.O.T. and they indicated they will use it.

Crosswalks were discussed. Brian noted the Committee asked for impressed preformed thermo plastic. D.O.T. initially said no, but Stanke didn't know why not. IT was noted the crosswalk across Route 148 would just be zebra striped paint. Brian reviewed the thermo plastic material which is much more permanent. Color was discussed. It was agreed there should be a contrast between the crosswalk and the street. Brian noted the white stripe from curb to curb on both sides is not negotiable with D.O.T.

The bridge railing was discussed. Brian noted the bridge railing that TranSystems designed for Massachusetts was agreed upon. He also noted he was misinformed about the end block. The D.O.T. will not bend on that. The end block will be 18" square. Perhaps the Chester Seal or the word "Chester" could be put on the end block. The cap is chamfered. Chairman Joplin noted the Town should at least have a say in the design of the end block.

Brian Kent noted the 90% completion drawings of the bridge should be available by the end of May.

Lighting was discussed. Brian noted D.O.T. has agreed in principal to use the lighting specified. There are 4 lights on the east side of the bridge and 1 on the west side.

D.O.T. has agreed to use the specified bike racks and benches. The

existing fence connected to the old bank will be restored. It will be stripped and recoated with primary paint the Town specifies. It will be solid steel pickets with black paint.

Brian Kent noted there will be five new light posts which are cast iron. Schroeder asked if the existing incandescents are being changed. Kent replied no. He indicated the existing ones are right up against the building. The new ones will be out at the street. Brian noted D.O.T. will retrofit to LED's Helen Johnson's light and tie it into the Town's circuit. We should talk to Helene first.

Trees were discussed. Brian explained how they would be planted.

7. Status of permits - Section 8-24 Referral to Planning & Zoning and Inland Wetlands Permit with Inland Wetlands Agency  
Discussed earlier in the meeting.

8. Status Report from North Quarter Park Master Plan Committee  
Steven Tiezzi noted the NQPMPC has been meeting every week. In the process of finalizing the program and adjacencies, as well as how the Library interacts with parking spaces. The Library and Community Center will all be in one building. The Committee has a very aggressive schedule. They expect to be 90% done by July 15<sup>th</sup>.

Chuck Mueller reported on the progress of the Library Building Committee. He noted it is the intent of the LBC to submit to the State for the State Library Grant of \$1 million. The deadline for submittal is August 29<sup>th</sup>. The good news is a design is not required for the submittal. Its more of a program floor plan that's required. The programming effort is continuing based on the State standards which will drive a Library bigger than the Town is used to. Chairman Joplin asked if it was possible to get \$125,000 to do future planning efforts at NQP regarding the Library. Mueller replied that was not the nature of the Grant.

9. Approval of Minutes - Special Meeting April 22, 2014  
**Motion by Strauss, second by Janecek, to approve April 22, 2014 Minutes amended as follows -**

- Under 3. 11<sup>th</sup> paragraph, correct the word "halight" to "halide".

**Voting in favor - Strauss, Janecek, Mueller, Tiezzi, Joplin.  
Opposed - none. Abstained - Schroeder. Motion Carried.**

10. Approval of Bills - none.

11. Other Business of the Committee - none.

Chester Main Street Project Committee  
May 27, 2014  
Page 5 of 5

12. Next Meeting - June 10, 2014

It was decided the next meeting would be July 8, 2014 at which time the Committee will review the 70% design plans and sidewalk issue.

13. Audience of Citizens - none.

14. Adjournment

**Motion by Tiezzi, second by Janecek, to adjourn at 8:50 PM.**

**Voting in favor - Tiezzi, Janecek, Schroeder, Mueller, Strauss, Joplin. Opposed - none. Motion Carried.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary