

Chester Main Street Project Committee
Regular Meeting, October 14, 2014
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1. Call to Order

The Chester Main Street Project Committee held its regular meeting on Tuesday, October 14, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Joplin called the meeting to order at 7:00 PM.

2. Seating of Members

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

3. Report from Connecticut Water Company (CWC) regarding replacement of water main on Main Street in Village

First Selectman Meehan noted the CWC was going to be present this evening if they had met with their project manager, but that did not occur. They are still committed to starting this project before the end of the year and getting back on it in early Spring. They will be using B & L Construction who is currently working in Deep River. The CWC has offered to come to the next Committee meeting on October 28th.

4. Review and acceptance of 70% completion plans for Phase 1 of the Main Street Project (engineering and landscaping)

5. Update on ConnDOT Main Street Bridge Replacement

6. Review of calendar and dates for completion through May 1, 2015
Chairman Joplin noted the project should be at 70% tonight. Its important we be there because of the calendar. There should be no other significant changes after tonight. The project will be at 90% in 4 or 5 weeks. First Selectman Meehan is going before the Board of Finance on Thursday night. There will be a December Town Meeting.

First Selectman Meehan noted they have been working with the Inland Wetlands & Watercourses Agency (IWWA) regarding the stormceptor. IWWA did not have a quorum at the last meeting, so First Selectman Meehan and Gary Giroux have been working with 3 members of the Agency. They came to the conclusion that the stormceptor will be eliminated based on the agreement from the Selectmen that the Town will be diligent in monitoring the sumps and determining how often they should be cleaned. Its a maintenance issue and they may have to be cleaned more in that particular area. Meehan indicated he sent his notes to Anna Sweeney, Wetlands Compliance Officer, and waiting to hear back from her.

It was noted the Committee will go before Planning & Zoning on November 13th for a Section 8-24 referral. Chairman Joplin noted a presentation will be made to P&Z at which time they will determine

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whether the project agrees with the Plan of Conservation & Development for the Town of Chester. These plans are adequate for an 8-24 review.

Chairman Joplin noted there will be a Town Meeting early December. The bid documents should be ready to go after the first of the year. We have to make sure we have funding both from the State and the Town. We will sign with the contractor early March and begin work by middle of April. Work can only be done on the culvert by Jacobson's office and the Post Office between June and September. A road closure may occur for a few days in that area. D.O.T. will be working in the Village. SNET will be moving poles middle of October to work on the bridge.

First Selectman Meehan noted there should probably be one more public informational meeting before the Town Meeting to touch base one more time with the residents in the project area. Hopefully the Town Meeting will be the first week of December. Trying to coordinate with Board of Finance. The BOF meets October 16th at which time they will be asked to support release of \$375,000 Capital funds which then has to go to Town Meeting. The public informational meeting should be either November 25th or December 2nd.

First Selectman Meehan noted we still need a grading plan to notify those people who are involved. He is hoping to meet with every property owner to tell them exactly where the project stands. Notifications will be going out to property owners by the end of October advising them of the Town Meeting date, that WPCA is offering to abate connection fees for the sanitary sewer and that detailed plans are available at Town Hall for them to review.

Leslie Strauss asked what happens if Planning & Zoning disagrees with the project. Chairman Joplin noted everything in the Phase 1 plans is in agreement with the Plan of Conservation & Development and there shouldn't be a problem. The job of P&Z is not to determine whether a stormceptor is needed or whether there should be a 5' sidewalk. P&Z needs to determine if the proposal supports the Town's Plan of Conservation and Development and if so, is it a legitimate endeavor in terms of Land Use for the Town.

Approvals are required from the Inland Wetlands & Watercourses Agency, Board of Finance, Planning & Zoning and Town Meeting. There also needs to be work contracts or easements with the adjacent property owners. There should be a meeting with each individual property owner prior to the public informational meeting.

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It was noted grading plans are not fully down yet for the 8 critical properties – Kranyak, Stark Agency, Jacobson & Associates, Meade, Gates, Style Above, Horan and Eberle.

It was reiterated letters should go out by the end of October. The letters should state 1) what is going to be done in front of your property, 2) the Town will need XYZ from you along with permission to be on your property, and 3) the individual will be encouraged to call the First Selectman's Office to set up an appointment to review the plans. It should be explained there may be delays in front of your property and any disturbed property will be restored. All property owners in the Phase 1 area should receive letters as all the driveways are being redone. Chairman Joplin volunteered to meet with some of these individuals on a one on one basis.

It was agreed the public informational meeting will be November 25th with the Town Meeting the first week of December.

Engineering and landscaping were reviewed by Gary Giroux and Brian Kent respectively.

Various aspects of the project from Laurel Hill Cemetery to the Post office were reviewed as follows -

- C.10.1 - Layout Plan - **Laurel Hill Cemetery to Post Office**
- C.20.1 - Roadway Improvement Plan
- C.21.1 - Traffic Management Plan
- C.40.1 - Storm Drainage Design Plan
- C.60.1 - Erosion and Sedimentation Plan
- L.10.1 - Landscape Plan
- C.50.1 - Roadway Profile

Items reviewed were width of the roadway, granite curbing, easements for grading, concrete sidewalk and driveway aprons, drainage manhole to be moved back, removal of 5 trees, the grass strip and planting area at Laurel Hill Cemetery, treatment at the ends of the culvert. It was noted there are 4 lights at Laurel Hill Cemetery. John Schroeder noted there should be 2 lights at the entrance of the Cemetery to make it more safe and encourage people to park there. Leslie Strauss noted one of the goals of this project is to make that parking lot a safer feeling. It was also noted Utility Poles #198 and #197 will be moved back about 10 feet. John Schroeder noted there should be a light at the pathway up to the Maple Street Parking Lot. Brian Kent noted the cobra head would have to be removed in order to put in another light there. Schroeder noted that pathway should be more inviting to encourage people to park in the Maple Street Lot.

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Gary Giroux noted at the very least a conduit could be put in at this time. First Selectman Meehan noted the Town does not own that area.

Traffic signage was reviewed. Brian Kent noted the area at 154 and Main Street will have a wayfinding sign. First Selectman Meehan suggested getting the big sign (Exit 6) set first and then work on the smaller ones. Signage should be revisited to see if some of them should be replaced if they are in bad shape. Chuck Mueller suggested replacing all the posts.

Half dozen catch basins were added to take care of gutter flow. The stormceptor will be eliminated.

Gary Giroux noted addition erosion control needs to be added to the plan.

Brian Kent reviewed the trees and plantings in this area.

C.10.2 - Layout Plan - Post Office to beginning of Chesterfield's wall

C.20.2 - Roadway Improvement Plan

C.21.2 - Traffic Management Plan

C.40.2 - Storm Drainage Design Planning

C.60.2 - Erosion and Sedimentation Plan

L.10.2 - Landscape Plan

C.50.2 - Roadway Profile

Curbing, sidewalks, lighting was discussed. John Schroeder noted there should be additional lighting at the Post Office. Meehan noted there was discussion that decorative lighting would only be in the center and not in that section of the project. Schroeder noted this is about aesthetics and making the project friendly and inviting. Chuck suggested a lamp post at the Post Office at the bottom of the hill and probably the beginning of the center. Gary Giroux noted it wouldn't cost a lot of money to extend the conduit up to the bench at the Post Office. Chuck Mueller agreed John Schroeder had a point regarding the lighting. Tiezzi noted lighting had been discussed at the very beginning. Charlene Janecek noted she wouldn't go any further than to the Post Office with lights. Chairman Joplin agreed.

Giroux indicated there is a note on the plan that there is an irrigation system at the Stark Agency. Brian Kent noted the sidewalk has been moved closer to the street. The sidewalk is 4 feet wide all the way in this section.

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It was noted there is a set of stairs going nowhere. Should they be removed? As this is private property, the stairs should remain.

Gary Giroux noted there isn't too much going on in this area in the roadway. Some drainage has been added coming down the hill (3 catch basins).

Brian Kent noted this is the most wooded section of the corridor. There is a lot of fringe canopy growing out. There was discussion regarding additional Mountain Laurel. Brian Kent noted if put in it would be the Town's responsibility to maintain them as it would be in the right-of-way.

- C.10.3 - Layout Plan - **School Lane to Route 154**
- C.20.3 - Roadway Improvement Plan
- C.21.3 - Traffic Management Plan
- C.40.3 - Storm Drainage Design Plan
- C.60.3 - Erosion and Sedimentation Plan
- L.10.3 - Landscape Plan

The intersection of School Lane and Main Street was reviewed as was curbing, roadway, sidewalk, ramps, trees in front of Chesterfield's and minor improvements to driveways.

Brian Kent reviewed detailed landscaping for the Meades and Gates properties. There was discussion regarding watering of the trees. Would the individual property owners do it or would that fall to the Town?

- C.10.4 - Layout Plan - **North Quarter Park to Route 154**
- C.20.4 - Roadway Improvement Plan
- C.21.4 - Traffic Management Plan
- C.40.4 - Storm Drainage Design Plan
- C.60.4 - Erosion and Sedimentation Plan
- L.10.4 - Landscape Plan

Grading, sidewalk, radius at the corner of Route 154, easements, roadway width, trees were all discussed. It was noted the Town picks up all the drainage in this area from the State Highway.

Chuck Mueller noted these plans look like they are well beyond 70% completion, but do need some additional grading. There was discussion regarding the Chesterfield's wall. Should the wall be pre-cast or brick. Schroeder noted it should be pre-cast. Joplin noted there would be less maintenance if the wall is capped.

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Leslie Strauss noted she has strong feelings in that there is a significant difference between the Village portion of this project where density is clear and mostly commercial activity. Beyond that point, she felt the individual property owners should have a say on what is planted on their property. Joplin noted this should include plantings that are in front of those properties including the Town's right-of-way because those people have been the stewards of that property.

There was discussion regarding the Meades and Gates properties, including trees, fences, shrubbery, ground cover, plantings, parking area, removal of the hedge (Gates property) and enlargement of the existing parking area at the Gates property.

Gary Giroux noted he figured a cost estimate for the project at \$1,352,400 not including soft costs, only hard costs. There was discussion as to whether or not the project should have a Clerk of the Works and how much this would add to the cost. There was much discussion as to what items could possibly be put off to a future date thereby reducing the project cost.

Some options were -

1. No granite curbing and do precast concrete (Strauss, Schroeder, Mueller, Janecek - would be in favor).

2. North side versus south side for sidewalk (no one would be in favor).

3. Do Laurel Hill Cemetery at a later date (Tiezzi, Schroeder, Janecek, Mueller, Joplin - would be in favor).

4. Not do upper retaining wall at Chesterfield's (Strauss, Joplin, Schroeder, Janecek, Tiezzi, Mueller - would be in favor).

5. Defer trees and one half of plantings, except for the Meades and Gates properties (Strauss, Schroeder, Janecek, Tiezzi, Mueller - would be in favor).

Gary Giroux to prepare and email to Judy Brown a reduced cost estimate taking into consideration the options noted above.

7. Approval of Minutes

Motion by Janecek, second by Schroeder, to approve September 23, 2014 Minutes as written. Voting in favor - Janecek, Schroeder, Strauss, Mueller, Joplin. Opposed - none. Abstained - Tiezzi.

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Motion Carried.

8. Approval of Bills

Motion by Mueller, second by Janecek, to pay invoice of J. Brown Associates for secretarial services for July, August, September meetings in the amount of \$575.00. Voting in favor - Mueller, Janecek, Tiezzi, Strauss, Schroeder, Joplin. Opposed - none.
Motion Carried.

9. Other Business of the Committee - none.

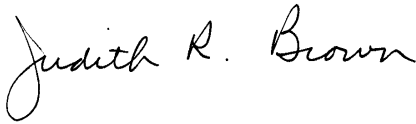
10. Next Meeting - October 28, 2014
The next Committee meeting is October 28, 2014.

11. Audience of Citizens - none.

12. Adjournment

There being no further business, the meeting adjourned at 10:30 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary