

**Chester North Quarter Park Master Plan Committee
Special Meeting, June 16, 2014
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1. Call to Order

The North Quarter Park Master Plan Committee held a special meeting on Monday, June 16, 2014, at the Chester Town Office Building, 203 Middlesex Avenue, Chester, Connecticut. Chairman Bob Gorman called the meeting to order at 5:30 PM.

2. Seating of Members

Members present included Bob Gorman, Dean Amato, Doreen Joslow, Steven Tiezzi, Rick Nygard, Matt Sanders and Ed Meehan. Consultant Mike Cegan LA from Richter & Cegan and Linda Fox, Librarian were also present.

3. Approval of Minutes June 9, 2014

Motion by Sanders, second by Joslow, to approve June 9, 2014

Minutes. Discussion followed regarding the question of building shape concepts. Committee members felt the shape of the proposed library building as it could be located on the site is an important design element of the Master Plan making clear that this is conceptual. Steven Tiezzi objected to the Library Building Committee position that building shape is solely their purview noting both committees should work together; the building's location, shape and relationship to other site elements such as parking, recreation and open space are inter-related. The June 9th Minutes were approved to include Mr. Tiezzi's remarks. **All were in favor with Joslow abstaining. Motion Carried.**

4. Committee Discussion of Program Concepts with Project Consultant Mike Cegan

Mike Cegan presented a 4th concept design as requested at the Committee's June 9th meeting. This concept locates a one (1) story 8,000 square foot building further into the property. The multi purpose T-Ball field is adjacent to Main Sstsreet and the parking area is placed in the southeast corner of the property in front of the building. This concept attempts to

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put the library in the middle surrounded by recreation elements.

Concept 2 and 2A with the proposed two (2) story library at street frontage were also discussed. Both concepts present similar building locations and shape except for variation of floor levels.

There was discussion of the pros and cons of Concept 4 and Concept 2. Mike Cegan reviewed the site design constraints such as wetland limitations, drainage, zoning setbacks which impact concept options. Site opportunities to capitalize on are the trolley line and trail linkage to open space, conservation viewpoints along Chester Creek, view alignment to St. Joseph's Church, mature tree grove and edge of woods. The Master Plan should strengthen the relationship of these elements.

Steven Tiezzi expressed his viewpoint that the Master Plan should show the location of the trolley line and recommend improvement through the wetlands with pathway linkage to Laurel Hill Cemetery. Other Committee members felt the concept design options with termination of the trolley path at informational pavilion was adequate and practical.

Ed Meehan moved that the Committee support Concept 2 (page 9) and prepare a list of pro and con reasons why this option merits consideration for presentation at the Public Informational Meeting. There was no second to the motion.

The Committee discussed additional review of Option 4 and more work on Option 2. This lead to review of the project schedule with consensus that at the Committee's June 30th meeting an option will be selected and prepared for Public presentation. Ed Meehan reported the July 7th Informational meeting may have

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to be re-scheduled because of meeting room availability.

5. NQP Committee Coordination with Library Building Committee
Chairman Gorman reported the Library Building Committee will interview three architects on June 18th and make their recommendation to the Board of Selectmen. Subsequent to the appointment of the architect, the two Committees should meet to begin coordination of building design on the Master Plan layout.

6. Other Business - none.

7. Audience of Citizens - none.

8. Adjournment

There being no further business, the meeting adjourned at 6:40 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the typed name.

Judith R. Brown, Recording Secretary