

1. Call to Order

The Chester Main Street Project Committee held its regular meeting on Tuesday, October 24, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Michael Joplin called the meeting to order at 7:00 PM.

2. Seating of Members

In attendance were Michael Joplin, John Schroeder, Charlene Janecek, Leslie Strauss, Ed Meehan and Jeremy Ziemann. Chuck Mueller was present, but left during the meeting. Others present included Jeff Jacobson, Brian Kent and Katie Mercier from N. L. Jacobson & Associates.

3. Review Final Grading and Curve Lines prepared by Jacobson's Office

Chairman Joplin noted tonight's meeting will be a presentation by Jeff Jacobson, Katie Mercier and Brian Kent mostly having to do with drainage.

Chuck Mueller asked what has been contracted for and how much time does the Committee have. Jeff Jacobson noted they were contracted through the preliminary design phase only. The final elements will include the public informational meeting. The fees to finish the project is \$126,000, but no estimate has been established yet on time period. The LOTCIP funding commitment has not yet been received. Last time it took 16 months to get review comments. The response was submitted on August 4th. First Selectwoman Gister has been promised a follow up response and that has not been received. Mr. Jacobson referenced and read the responding letter to LOTCIP. He noted the Town's response was 14 pages which was sent a week and a half after receipt of the State's letter. Haven't heard anything back yet. Charlene Janecek noted First Selectwoman Gister calls them at least once a week and sends follow up emails. Still no response. Ed Meehan asked if the \$126,000 takes us to bid documents. Jeff Jacobson replied yes. At the end of the preliminary design, it will be probably a little less than 50% of the project. Mr. Jacobson noted Katie Mercier developed the grading model. This is a very complex area to do grading.

Katie Mercier reviewed the Power Point presentation regarding grading and drainage in much detail starting at the west end and working toward the east. She noted the minimum grade is 1% slope with some areas really flat and other areas steep.

Ms. Mercier noted starting at the west, she looked at the frontage of buildings and tried to match the grades against the buildings. She then looked at the slope along the curb line. It all works together. She then looked at building frontages and retaining walls and tried to match grades. Layout of the parking spaces in the plaza was then reviewed. Grading on the French Hen stairs will probably have to be removed. She noted a pier element will have to be added to the Chester Wall. The road will be bituminous concrete black. She next reviewed the materials to be used on the surface. The crosswalk will be removed and replaced and shifted a little bit.

Ms. Mercier noted they aren't looking to move any utility poles in this project. They will investigate the existing storm drain system to determine how it all connects and what comes into it. Once that information is obtained, all the dots can be connected. They have catch basin locations throughout this plan.

Ms. Mercier noted there is a 4" reveal. She reviewed curb cuts and driveway cross sections on the sidewalk. There will be parallel parking spaces along the easterly end. She reviewed the delineated and undelineated parking spaces. The cross hatched ADA parking spaces need to be 2% maximum slope in any direction.

Ms. Mercier next reviewed the area going up to Maple Street where there are 2 catch basins. They are recommending an additional 100' of survey. There is a driveway off the east side of Maple Street where the crown is really nice. That area can be saw cut allowing the opportunity to regrade that area and make it safer around the catch basins.

It was noted at the last meeting there was discussion about extending the sidewalk up to create an access point to Maple and Main Gallery. That whole sidewalk is on town right-of-way. The area east of Maple and Main was reviewed. John Schroeder noted the Town damaged that curb a couple years ago in a snow storm and he would like to get it replaced. Ed Meehan asked if drainage calculations had been done. Jeff Jacobson replied no, drainage is not an issue here. He also noted there was no attempt to salvage what is here because what is here is not in that good shape. They are proposing a hydrodynamic separator to improve water quality. Mr. Meehan asked if easements would be needed. Mr.

Jacobson noted they are not sure yet where it will go.

Katie Mercier noted they would like to extend the project area up Maple Street by about 100' to the north edge of the driveway on the east side of Maple. Ms. Mercier will determine how to define that area. There was discussion regarding the three crosswalks. It was noted every place there is a crosswalk will eliminate a parallel parking space on the north side. Leslie Strauss noted it was mentioned those buildings would need an additional step. She asked if the State would pay for that or would that fall to the property owner.

Chairman Joplin asked if there is a State requirement as to how small a parking space should be. Jeff Jacobson replied yes in terms of handicap and van accessible. There are conventional standards but no basic regulations. Katie Mercier noted Planning & Zoning regulations require 9' x 20'. We are proposing 9' wide to be consistent with the Zoning Regulations and 18' long. There is no dimension for parallel parking spaces. 8' would be the absolute minimum.

The area between 40 Main and the corner of Maple and Main was reviewed including the concrete curb and slope. It was noted a 6" curb would be great if possible.

It was noted they are looking to protect some of the walls. There are some walls in front of the Colt House and others that are damaged on private property. Those property owners will have to be contacted. There will also have to be repairs to the wall on town property at Maple and Main.

John Schroeder noted it seems like a logical assumption to maintain all existing grades. All the drainage goes behind the old Town Hall directly into the brook which is what it does now.

The question was asked if State funds could be used to repair the void under Simons sidewalk on private property.

Brian Kent noted the State went through a property acquisition for Sarah and Helene's properties so they could work on the property.

John Schroeder asked if the handicap spot in front of the restaurant was necessary. Katie Mercier noted ADA is a legal requirement. Jeff Jacobson noted dimensional standards and slopes are fixed. Spots are 1 per 25 spaces. The other option would be 2 down between the Chester Wall and the Triangle.

Brian Kent noted following the last meeting, he was in touch with Jim Miller regarding streetscape in front of the old town hall. He is very interested in incorporating his streetscape into the town streetscape and is willing to contribute to the cost of whatever work is done on his property. Katie Mercier is aware of that and is looking into incorporating the grading. Mr. Miller is a very cooperative property owner.

Upon request of John Schroeder, Katie Mercier reviewed a couple changes from the last meeting such as curbing at the plaza area and the sidewalk next to the building at Maple and Main which was a sidewalk to nowhere.

Motion by Joplin, second by Schroeder, to extend the survey 10 feet beyond existing catch basin at the top of Spring Street, and to extend up Maple Street to Mailbox #10. Unanimously Approved.

4. Next Meeting

It was agreed a Power Point presentation will be prepared by Brian Kent and emailed to Judy Brown for distribution to the Committee members. The next Committee meeting will be some time in January and a public informational meeting in either January or February, to be determined.

There was discussion regarding the next Board of Finance meeting.

Motion by Meehan, second by Schroeder, that the Main Street Project Committee requests and supports the Board of Selectmen request to be on the Board of Finance Agenda for November 16, 2017 meeting for the purpose of releasing funding to continue with Phase 3 of the Main Street Project. Unanimously Approved. Charlene Janecek noted this was very important because the make up of the Board of Selectmen could change.

5. Other Business, if any – none.

6. Bills for Payment – none.

7. Approval of Minutes – July 11, 2017

Motion by Strauss, second by Ziemann, to approve July 11, 2017 Minutes as written. Unanimously Approved.

8. Audience of Citizens

Leif Nilsson asked why even have a sidewalk on the corner of Maple and Main. All it is is a place for people to pick up pizza. It was noted there needs to be a landing for the handicap space. Mr. Nilsson also asked about Spring Street noting there are 3 drainage culverts there and wanted to know if they are being removed or replaced. It was noted Katie Mercier is looking into them at this time. They will replace what can be replaced, but the road is dropping down at the end about 6" or so. Ms. Mercier reviewed the area in front of Spring Street on the overhead projector. She explained the grade and building up the stairs to make the grade much gentler. Brian Kent noted that area was discussed at the last meeting relative to the street light control box as well as a kiosk. The controller could be tucked in behind it. One step would be added in front of the French Hen. There was much discussion regarding the landscaping in the Spring Street area. Leif Nilsson reiterated he was wondering what the plan was for that area in front of Spring Street. Brian Kent noted they aren't at that point yet, but would welcome any input from the public on the landscape design. The controller box would have to be landscaped around. Katie Mercier reviewed slope analysis, cuts and fills. Mr. Nilsson noted Belgium Block has a sleek surface and didn't know why more of that is being added to the sidewalk. It's an annoyance for everybody. Delivery guys don't like it.

9. Adjournment

Motion by Strauss, second by Meehan, to adjourn at 9:35 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary