

The Chester Main Street Project Committee held its regular meeting on Tuesday, September 11, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Michael Joplin, John Schroeder, Charlene Janecek, Chuck Mueller, Leslie Strauss, Ed Meehan and Jeremy Ziemann. Chairman Joplin called the meeting to order at 7:00 PM.

Motion by Strauss, second by Janecek, to approve all previous Minutes that were tabled at the last meeting. Approved with Meehan abstaining.

Chairman Joplin distributed prints from Brian Kent of the 3 options being considered. One option was without a sidewalk in front of the Chester Wall. Another option was identical with a sidewalk in front of the Chester Wall. The third option had a configuration of parking spaces in the center with 3 spaces to the left and 3 spaces to the right of the open area in front of the Brewery and the Hen. Photo views were also distributed of all options.

Much discussion ensued regarding the following -

- Various size vehicles relative to shown parking spaces (size and angle).
- Backing out of the parking spaces into the travel area.
- Whether or not to have curbing.
- Whether or not to have a sidewalk.
- Use of the plaza area.
- Delivery trucks.

Some members didn't feel a sidewalk was necessary, others wanted the sidewalk.

Janecek and Joplin felt Option A allowed more room in the travel lane. Mueller disagreed.

Strauss had a problem with Option B and the curbing. Curbing will be an issue with snow plowing. It was noted the curbing issue would be a problem for all 3 options. Much discussion regarding advantages and disadvantages of having curbing.

Schroeder felt the sidewalk was functional and he liked the idea of doing the trolley tracks if there was a sidewalk.

Meehan noted if there was no sidewalk in front of the Hen, 3' or more could be added

which may help cars back out. Mueller noted there was a ton of room to back out even with the sidewalk. Much discussion regarding whether or not to have a sidewalk.

Chairman Joplin asked for comments from the public.

Karin Badger noted she agreed with Chuck Mueller on the optical illusion and people tripping expecting a curb. She felt a curb was a good idea. She also favored a sidewalk along the Wall.

Lillian Bella reiterated her position that "if it ain't broken, don't fix it." She was looking at this from a residential viewpoint and asked how often the plaza would be used on a regular basis. The purpose of coming to Chester is to patronize the merchants. There should be convenient parking. What's to prevent cars from pulling ahead if no curb. As far as the sidewalk, people will get out of their cars and cross the street. She didn't see any purpose to the sidewalk in front of the Wall.

Chairman Joplin noted the question now is whether the excess space should be in front of the cars or should there be more distance behind the cars in the travel lane. Charlene Janecek agreed most people will get out of their cars and cross the street.

Jeremy Ziemann submitted drawings from a previous property owner of the Hen building, making it a one way street.

Susan Wright from EDC noted she liked A & C but would have to think some more about the sidewalk in front of the Wall.

Karin Badger noted she would prefer C with the space in front of the Wall.

Leslie Strauss noted with Option C, the sidewalk should taper a little bit and round out. This would give more depth for a motorcycle (or two) and that would be a gentle compromise.

Chuck Mueller noted he appreciated Leslie's sensitivity to the lines and curves. The only problem with parking along a curve, cars tend to come in to each other and a space would be lost. The tail ends of the parking spaces still have to be a minimum 9' wide so that means the front would have to be 11' wide. Strauss noted she ran this by Jeff Jacobson who said it was feasible and could work.

**Motion by Joplin, second by Schroeder, to eliminate Version A.
Unanimously approved.**

**Motion by Meehan, second by Mueller, to eliminate Version B. Unanimously
approved.**

**Motion by Joplin, second by Mueller, to approve Version C with a mountable
curb in front of the 6 parking spaces that is curved. Unanimously approved.**

**Motion by Joplin, second by Mueller, to approve Version C with a sidewalk
in front of the Chester Wall that tapers down to the lower grade to serve as
an access ramp with a gentle slope of 1 in 20 shallow transition not to be
used as a handicap ramp. Unanimously approved.**

Motion by Strauss, second by Janecek, to adjourn at 8:10 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