

**Chester Main Street Project Committee**  
**Regular Meeting, March 12, 2019**  
**Page 1 of 5**

1. Call to Order

The Chester Main Street Project Committee held its regular meeting on Tuesday, March 12, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. Chairman Joplin called the meeting to order at 7:00 PM.

2. Seating of Members

Members in attendance were Michael Joplin, John Schroeder, Charlene Janecek, Chuck Mueller, Leslie Strauss, Jeremy Ziemann. Others present included Selectman James Grzybowski, Jeff Jacobson, Brian Kent and Aaron Mortensen.

Chairman Joplin noted there was no detailed Agenda because everything developed pretty quickly. Things to be discussed were 1) LOTCIP Grant, 2) Qualifications in Grant, 3) Lighting and Sidewalk, and 4) Chester Wall Area.

3. Presentation by Jeff Jacobson & Brian Kent of plan for center of town

4. Discussion to follow presentation

Town Engineer Jeff Jacobson noted the Town received commitment to fund which means money has been set aside based on the Town's last estimate for application for 100% construction and inspection. They add 10% for contingencies and 10% for construction and inspection and cut a check for that amount. The Town has to give back what it doesn't spend.

Mr. Jacobson noted it won't cover improvements on Maple and Spring Streets. The State will not deal with improving the walls underneath Simon's, River Tavern and The Villager. They will fund the flowable concrete in the back. They won't fund construction of the walls on private property. Leslie Strauss asked about the cost for this work. Mr. Jacobson noted they still have to design this aspect but put in an original cost of \$80,000. Chairman Joplin asked if there has been any discussion with the private property owners. Jacobson noted he didn't think so yet.

It was noted the Grant can't be used for local street improvements, such as Maple and Spring. Main Street is classified as a major collector street and Maple and Spring are not.

Aaron Mortensen, P.E. from N.L. Jacobson's Office, summarized the plan including concrete sidewalks, Belgium Block strips with granite curbing 4" high, 2 driving lanes,

**Chester Main Street Project Committee**  
**Regular Meeting, March 12, 2019**  
**Page 2 of 5**

parking area and plaza. Everything has been graded to slope away from the buildings. The roadway will drop 6". The crown of the road was eliminated and storm drainage was added. Driveway aprons were added similar to D.O.T. standards. All will be concrete with granite curbing. The crosswalk will be same material as previously selected (thermal plastic impression). There will be 2 handicap parking spaces in same position as before, ADA compliant. Chairman Joplin asked if there will be an additional fire hydrant. Mr. Mortensen said no, but the existing one will be moved. They are coordinating with the Connecticut Water Company on the fire hydrant. Selectman Grzybowski noted either side is okay, but he preferred the other side of the street from the restaurants. Chairman Joplin asked who makes decision on when CWC does their work. Mr. Jacobson noted he and First Selectwoman Gister have been discussing this with CWC over the last couple of years but they are lagging. They are trying to get it done this year if possible and if not, next Spring.

Chairman Joplin asked if there was any need to involve WPCA regarding the sewer main. Mr. Jacobson replied no, the sewers were put in in the 1980's so there won't be any need.

Selectman Grzybowski noted CWC will be installing a water main on Route 154 up to the East Haddam Bridge before doing Main Street.

Mr. Mortensen reviewed the grade in front of the French Hen. He also reviewed the location of the electrical box which is going to be in the cemetery.

Brian Kent reviewed in detail the location and type of lighting, trees and wayfinding. The lighting must be dark sky in order to qualify for State funding. All the lights will turn on and off at the same time. Mr. Kent will put together a list of those lights on private property. It was also noted the electrical engineer should investigate what is required for lighting and electric for the Farmer's Market and other Town events. A receptacle will be added at the flag pole and 2 at the stairs in the plaza area so something can be plugged in without going into a building. There will also be a receptacle at every lamp post for holiday lighting. The recommended trees will be 2 types of Maples, a Flowering Pear and Japanese Tree Lilac. The idea is to alternate the tree species and space them out. A 3<sup>rd</sup> tree will be in front of the Colt House but it would be on private property. The 2 birch trees will come out in front of the building owned by Jim Miller. They have looked at the planting bed above the Chester Wall. Evergreen plantings will be

**Chester Main Street Project Committee**  
**Regular Meeting, March 12, 2019**  
**Page 3 of 5**

replaced. Decorative planting could be done on the wall side. Top of the wall would be low growing Juniper. Mr. Jacobson noted there should also be a guide rail at the top of the wall along Spring Street.

Mr. Kent reviewed type and locations for wayfinding. Guidance will be needed on the type of information to be displayed. What will go on the kiosk and who will maintain it. Leslie Strauss suggested perhaps the Merchants Association would act as the steward of the kiosk. It was noted if new parking signs are installed, the old ones should be removed. Parking lots and Town Hall should be put on Google. The Meeting House is already on there. Mr. Kent will contact Peter Good with regard to the signage already done to get the same green color, font and size. This information should be given to the Board of Selectmen for the parking lot signs.

Options 1, 2, 3, 4 and 5 were reviewed in much detail by Brian Kent, including but not limited to the sidewalks, crosswalks, pavement materials, grades, steps in front of the buildings, etc. It was noted Options 1 and 2 were the most expensive, then Option 3. Option 2 establishes a large public space. The cost of the options was reviewed. How much will the LOTCIP Grant pay? The Town needs to stay within what it gets. Jeremy suggested running numbers on a couple options. Selectman Grzybowski noted he would like to see the cost and whether it will be covered. It was noted Option 2 needs a little more refining and cost investigation. The number of steps are governed by the number of parking spaces. Also, check to see if any other refinements could be made to any of the other options. Chairman Joplin noted the Committee is most interested in Options 2 and 3. It was noted First Selectwoman Gister was concerned about durability. Mr. Kent was asked to develop costing for Options 2 and 3 and to look at durability.

Selectman Grzybowski noted in October they voted not to do the walkway. A walkway would give the impression you can walk and cross the street. It should not have the appearance of being a crosswalk. Jeremy Ziemann noted the main thing was maintenance of grade and plowing.

Chuck Mueller asked if anyone else liked Option 2. He felt it "all hangs together." John Schroeder noted he liked it, it's different, unique and memorable.

Timing of the next meeting and funding was discussed. With regard to timing for funding, Mr. Jacobson noted as soon as the next allocation of funding comes in on July

**Chester Main Street Project Committee**  
**Regular Meeting, March 12, 2019**  
**Page 4 of 5**

1<sup>st</sup>, the RPA will have enough money to fund it, probably Spring of 2020. Mr. Jacobson noted the long term schedule is September or October to submit to D.O.T. It was the consensus that lighting was okay, the trees were acceptable and the signage is a fairly involved process. It was decided to meet in 2 weeks on Tuesday, March 26, 2019 at 7:30 Chester Town Hall.

Selectman Grzybowski noted Mr. Kent should have a recommendation for location and how many signs at the next meeting. He also noted the Town Meeting has to be before June 15<sup>th</sup> when school gets out.

Aaron Mortensen reviewed the isometric sketch indicating 2 options for the ADA issue in front of The French Hen. It was decided not to select the option that was presented for compliance with ADA grades in the plaza area for access along the frontage of the buildings.

Mr. Jacobson also noted that logistics will be an issue during construction that will impact the merchants.

Jeremy Ziemann noted he was still worried about the cost of the work on Maple and Spring Streets. Mr. Jacobson noted he is still trying to get the State to pay for this, but Maple and Spring are local streets.

5. Other Business, if any – none.
6. Bills for Payment – none.
7. Approval of Minutes – tabled until next meeting.
8. Audience of Citizens – no citizens were present.
9. Adjournment

*Motion by Mueller, second by Janecek, to adjourn at 9:35 PM. Unanimously Approved.*

**Chester Main Street Project Committee  
Regular Meeting, March 12, 2019  
Page 5 of 5**

Respectfully submitted,

A handwritten signature in black ink that reads "Judith R. Brown". The signature is written in a cursive style with a large initial 'J' and a distinct 'R'.

Judith R. Brown, Recording Secretary