

## **Chester Main Street Project Committee**

**Regular Meeting, May 28, 2019**

**Page 1 of 4**

### 1. Call to Order

The Chester Main Street Project Committee held its regular meeting on Tuesday, May 28, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Joplin called the meeting to order at 7:10 PM.

### 2. Seating of Members

Members in attendance were Michael Joplin, Chuck Mueller, John Schroeder, Ed Meehan and Jeremy Ziemann. Selectman James Grzybowski was also present.

3. Consider final questions, if any, from Jacobson and Kent & Frost and move to final recommendation of whole project area to the Selectmen for their consideration  
Chairman Joplin noted Option A with places at the Chester Wall concrete and cut stone will be sent to the Selectmen who will make the choice. He noted he and First Selectman Gister met with with Jeff Jacobson and Aaron Mortensen this morning for 2 hours and came out with the following 9 points:

1) Joplin noted the Committee had voted on Option A with cobblestone and the Selectmen could change it obviously, but that was the way the Committee was sending it forth.

2) Joplin noted the Committee at the last meeting heard that the selection of cobblestone for parking would add 4 weeks to the project. That was not true. It's only a matter of days. What was said was to construct that area with concrete pad and cobblestone would take 4 weeks in the midst of the project and that there would be loss of the parking area for 4 weeks. Whereas, if it were asphalt, we could possibly lose it for 2 weeks. It doesn't extend the calendar that long. He also asked about the \$40,000 and does that run the possibility of D.O.T. turning down the project. Jeff Jacobson had said no because it was accepted in the Master Plan.

3) Brian Kent had concerns in this area where there is a public sidewalk up against private buildings that needs repair to the sidewalk and the owner either refuses to allow the town to remediate or the owner refuses to remediate. Will the project be slowed down? Jeff Jacobson said it is highly probably the answer is no. The D.O.T. will require the town to get provisional rights (temporary construction rights) and the project will continue.

4) Joplin asked Mortensen and Pfrommer what the earliest conceivable start date would be. The response was March 15<sup>th</sup>. Working back from that date, the town would have to submit to D.O.T. by October 1<sup>st</sup>. Jacobson and Kent & Frost would be prepared to submit by September 15<sup>th</sup>.

## **Chester Main Street Project Committee**

**Regular Meeting, May 28, 2019**

**Page 2 of 4**

Chairman Joplin noted they would like to go with cobblestone in the parking area and Option A, but if it costs too much, how much time would be lost. Jeff Jacobson replied one month. Ed Meehan noted it could be set up as a bid alternate and no time would be lost.

5) Voids in front of the buildings. The State will pay for the fill which is non-structural. The wall on the front of the face of the building has to be structured in such a way till the slurry fill hardens. The most important thing about filling the voids is the timing of it. A certain amount of time will be spent filling the voids from the Lunch Box to River Tavern. It was noted this could be separate from the project time line. A section of the side walk would be cut out, the wall would be in place, pump the slurry in and a steel plate could be put in there 2 days later.

6) They discussed a 5" curb versus a 4" curb because of safety. It was suggested they should think about it. Chuck Mueller wasn't in favor of it. John Schroeder noted there doesn't seem to be a problem. Ed Meehan noted nothing has happened that he was aware of. Meehan also noted there should be a granite hood on the catch basins.

7) How far up Maple and Spring Streets. Rules have changed a bit from the Master Plan of 2013. They were told they would feather in the project up those two streets. They will see how far they are willing to pay for. Jacobson will make a case to the State this is what is necessary for the grades to work out.

8) Aaron Mortensen had a creative proposal for working with the merchants which was to have downtown be a one way street during the course of the project. One would come in from West Main and drive toward the post office, then take a right on Maple, make a loop and come back on to West Main. The road itself would be about 20' wide with parking on one side of it. The traffic would be to the right of the line. The construction would be on one side of the street and there would be blocks of construction area from the cemetery toward West Main in 4 parts. He thought that would appeal to the contractor and it would be a way of concentrating intense work on one part of the street, finishing it up and moving to the next area. Once one side of the street was done, you would shift to the other side of the street. Chuck Mueller noted he could see that work. Joplin encouraged Mr. Mortensen to work out more of the details. Probably at the end there would be a period for doing final grading and crowning of the road, catch basins and drainage.

**Chester Main Street Project Committee**  
**Regular Meeting, May 28, 2019**  
**Page 3 of 4**

There was discussion regarding required permits with Planning & Zoning, Inland Wetlands, ConnD.O.T. and Corps of Engineers.

9) Eversource will not be moving any power poles. There was discussion about the amount of power available to businesses downtown. Simons which is owned by Carol LeWitt does not have enough power and CL&P has refused to increase the power inside the building to 400 amp service because of the structure of the building. There was discussion about having a transformer down near the cemetery where the electrical box is located in order to get more power in to downtown.

Chuck Mueller asked Chairman Joplin if he talked to Brian Kent about modifying the number of cobblestone strips. There are 32 strips in the side walk which is too numerous. Reducing that number would save some cost. Ed Meehan had suggested putting cobblestones around the trees or at the base of the decorative lights. Brian Kent took out 9 strips and kept the ones around the trees and the light posts.

There was discussion regarding the laydown area, signage, etc.

Selectman Grzybowski noted the Selectmen will be scheduling meetings with some of the private property owners.

Ed Meehan noted anyone not tied into the town sewer system should consider doing so at this time.

**Motion by Joplin, second by Meehan, to send to the Selectmen for their approval or debate drawing from Kent & Frost and Jacobson Associates dated May 14<sup>th</sup>, the Overall Site Plan Chester Main Street work area stretching from the bridge to the cemetery and up Spring and Maple Streets a certain distance, say 200', and the only change to that Plan would be the sidewalk layout with Belgium Block emailed to Jeff Jacobson, Michael Joplin and Aaron Mortensen May 23, 2019. Unanimously Approved.**

Chairman Joplin noted Jacobson and Kent & Frost committed to September 15<sup>th</sup> to sending documents to RiverCog and ConnD.O.T.

There was discussion on how the Town of Madison handled its recent reconstruction of Main Street. Someone was appointed to go around and talk to all the businesses on how to speed up the project and what the issues were.

**Chester Main Street Project Committee**  
**Regular Meeting, May 28, 2019**  
**Page 4 of 4**

There was discussion regarding the project schedule. This should all be laid out for the Committee to review at the next meeting.

4. Other Business, if any – none.

5. Bills for Payment – none.

6. Approval of Minutes – May 21, 2019

Motion by Meehan, second by Mueller, to approve May 21, 2019 Minutes amended as follows – Under 5 Possible Vote on Option – add the following – In favor for Option B – Meehan and Strauss. Opposed for Option A – Meehan and Strauss. Approved with Schroeder abstaining.

7. Audience of Citizens

Virginia Carmany asked why the voids need to be filled and what is the liability to the town for any work done on private property. It was noted installation of the new side walk with slurry will be designed so as to not compromise the private buildings. The slurry will fill the void between the outer wall and the wall holding up the buildings. Ninety percent of the void is between the Villager and River Tavern.

Robert Bibbiani asked if there was any consideration being done in the road for speed impediments. There is a lot of speeding going on in the center of town. How is calming of traffic being accomplished? Chuck Mueller noted Option A defines the lane for town and traffic planning by the pedestrians and traffic areas. Ed Meehan noted one benefit of the curb is to make it more restrictive. Chairman Joplin noted he will ask Jeff Jacobson if he has any ideas for traffic calming. John Schroeder noted the overall effect will be traffic calming.

8. Adjournment

Motion by Joplin, second by Schroeder, to adjourn at 8:45 PM. Unanimously Approved. Respectfully submitted,



Judith R. Brown, Recording Secretary