

## **Chester Main Street Project Committee**

**Special Meeting, July 30, 2019**

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### 1. Call to Order

The Chester Main Street Project Committee held a Special Meeting on Tuesday, July 30, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Joplin called the meeting to order at 7:00 PM.

### 2. Seating of Members

Members in attendance were Michael Joplin, John Schroeder, Chuck Mueller, Ed Meehan, Leslie Strauss, Charlene Janecek and Jeremy Ziemann.

### 3. Review progress, completion of documents to D.O.T. and discussion about assisting merchants during construction period

Chairman Joplin noted he met with Jacobson's office today. Aaron Mortensen was going to be at this meeting, but his children were sick. Joplin noted at a meeting with Jacobson's office in May Brian Kent and Lauren Gister were present. They worked out a start date at the earliest of March 15<sup>th</sup>. Jeff Jacobson said the construction documents have to be to the contractor by December, therefore, we have to have construction documents by September 15<sup>th</sup>. Jeff Jacobson noted the documents were well beyond 70%. The Committee will be meeting with Aaron Mortensen probably within a month to review the documents and pass them along to the Board of Selectmen. Bid documents and 100% construction documents will be done by September 15<sup>th</sup>. They have to be approved by LOTCIP and DOT which will take about a month. Jacobson will send these to Arborio and ask for comments as to whether the documents are complete. We'll try to get Aaron Mortensen here at the second meeting in August on the 27<sup>th</sup>.

Chairman Joplin noted Jacobson's office has been in and out of the voids 2 or 3 times and had a structural engineer give specifics on the wall that some of the buildings need under the face of the front of the building which is not the property line. Joplin was under the impression the \$80,000 set aside for this could be awarded to the owners but that is not true. The \$80,000 from the State is to fill the voids. Its not for construction of the wall to withstand the flow of the fill. There was much discussion about the \$80,000 and how it's to be used and what other funds have been set aside by the Board of Finance for this project.

Chairman Joplin noted owners of the buildings are responsible for the structural wall under the four of the building. The \$80,000 may be enough to fill the voids. Waiting for structural engineer's recommendation.

Chairman Joplin noted he met with Carol Lewitt and discussed doing the structural component under Simon's, Lunch Box and River Tavern. He asked Carol if she would be willing to do this prior to the project and she said yes. Leslie Strauss asked who does the specifications for these walls. It was noted the structural engineer does that. There was further discussion regarding the structural component and could it be done ahead of the project. There is a benefit to the private property owners receiving state of the art engineering. It was noted both Carol Lewitt and Lori Warner have been contacted and are in agreement to do the structural component ahead of the project.

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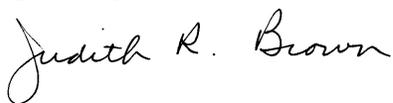
Charlene Janecek noted First Selectwoman Gister has called Shipo twice this morning but has not had a return call. Ed Meehan noted ConnDOT has completed their environmental review assessment report. They checked Historic Preservation as being an issue because of the voids. ConnDOT referred this to Shipo to determine whether the voids are actually Historic and if not, write a letter indicate the project can proceed.

It is noted for the record, the recording of this meeting stopped at this time as the recorder was full. The following are a compilation of comments from Michael Joplin and Charlene Janecek of what transpired after that time.

There was discussion at the end of the meeting regarding Ed Meehan's comments at a Selectmen's meeting at which time the Selectmen voted to approve Option B. Chuck Mueller noted Ed's comments weren't what the committee voted on. After a lengthy discussion, Chairman Joplin noted the committee members are all volunteers and allowed their own opinions.

4. Other Business, if any – none.
  5. Bills for Payment – none.
  6. Approval of Minutes – May 28, 2019
  7. Audience of Citizens – no one offered comments.
  8. Adjournment
- Motion by Mueller, second by Ziemann, to adjourn. Unanimously Approved.**

Respectfully submitted,



Judith R. Brown, Recording Secretary