

**NOTES FOR THE WEST MAIN STREET COMMERCIAL AREA STUDY
COMMITTEE, APRIL 26, 2012, 8:00 A.M. TOWN HALL, ROOM 207, 84
SOUTH MAIN STREET, CHESHIRE CT 064109**

1. ROLL CALL

Mr. Bowman called the meeting to order at 8:05 A.M. The roll was called.

Present: Matt Bowman, Bill Bonaminio, Sheldon Dill, Patti Flynn-Harris, David Pelettier.

Staff: Jerry Sitko and Joe Michaelangelo

Guest: Tom Sheil, Vice President, Milone & MacBroom

2. DETERMINATION OF QUORUM

A quorum of members was not present to conduct official business.

Mr. Bowman commented on the lack of a quorum for this long standing committee. He recommended that the Town Council be asked to reduce the number of members of the committee which would enable a quorum to be present at meetings.

3. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

4. APPROVAL OF MINUTES, MARCH 22, 2011

The approval of minutes was tabled to the next meeting.

Chairman Bowman noted that the minutes are filed within two weeks, as required under State law. Changes to the minutes can be done at a subsequent meeting.

5. COMMUNICATIONS

None.

VI. BUSINESS

A. Status of Phase II

Mr. Sitko reported that the contractor for the culvert has stated this project should be completed by May 15th. They are still out there and continue to work. Once this contractor is finished then Clover will get in and do the work around the culvert area. The other issue is the Stop & Shop gas station. The company has agreed to do a variety of things for the streetscape project, and will start work on their new gas facility in September.

Mr. Sheil reported that Stop & Shop plans have been received. Work will be done on the driveway adjacent to this site (barber shop site) by our contractor, and this has not started yet. The group looked at the plans, and Mr. Sheil pointed out the location of the driveway and the area to be done by our

contractor; electrical will be put in by our contractor for the lights. The Stop & Shop contractor will put in the granite curb and sidewalk. Mr. Sheil wants to insure Stop & Shop includes a granite header in the pavement.

Mr. Bowman said that Clover did the driveway but did not do the granite header for the site which houses the Chinese restaurant and Martial Arts.

According to Mr. Sheil the Stop & Shop work will be a savings, and a dollar amount must be applied to this work.

Mr. Sitko explained that in the approval for Stop & Shop they basically agreed to do the granite curbing, concrete paver sidewalk and poured concrete, which will mean installing granite headers.

Mr. Bowman said Milone & MacBroom designs it and the company does it.

Mr. Sitko read an excerpt from the approval into the record. The little building near the site is owned by Kevin Hecht.

Mr. Sheil displayed the plans for the committee to know what will happen with the Island of Refuge. It shows what the State will build – a small amount of concrete on both sides of the flush passage way, with warning signs, pedestrian crossing buttons, flush stamped concrete pavers surrounding the granite curb that forms the concrete islands. It is similar to what is at Strollo's. There is a 10 foot wide walkway that goes at the middle of the street; there is granite curbing on both sides; and inside the island there are pavers.

Ms. Flynn-Harris asked about the scheduled dates for this work to be done.

On the plans, Mr. Sheil said the conduit is in, but the Town does the greenway and will be charged with pulling the wires and putting up the light. The road does not have to be torn up. If the State says they will be done in May, it includes this work. Mr. Sheil stated that the lanes are 18 feet, and after the two 18 foot lanes are paved on both sides, there is more room to work. Traffic will be on the respective side.

Ms. Flynn-Harris commented on one criticism is that the markings for night are not good, and a barrier was not left in between when they shifted over, especially from the gas station over and left that 18 foot. Coming down the hill now and the way it goes into it, they did not leave a marking or any kind of barriers in between, and cars are not doing well at night. The good barriers are left on the side so you can see where they were dropping off and where the shoulders were.

This is a good point and Mr. Sheil said he does not know how this will be addressed. He said it would be nice if this was super well lit after it is in so people will know it is there.

Mr. Pelletier commented on not having signage on either end of the island, and asked if the island is above grade.

In response, Mr. Sheil said it will be stamped concrete as well, and on the plans he pointed out where this concrete will be. It is a raised granite curb island. It will not be mounded, but come across from curb to curb, with a granite curb around the island.

The committee discussed the island in the south end of Town, and it was stated that the subject island is better than this island.

On the plans, Mr. Sheil noted the area where they will be flush granite which will rise to 6 inches.

Even if there was granite, Mr. Pelletier asked if there should be curbing around the entire island.

Mr. Sheil said the design of the layout is granite, and is designed to allow for turning movements for the trucks of Lyon & Billiard and the turn into Railroad Avenue. The design is set so as not to conflict with turning movements. He said that we wanted a bigger island but could not accommodate the turning movements into the businesses. This was a very particular design to accommodate the turning movements.

Lyon & Billiard has a chain link fence and a gate, and our contractor is charged with moving that gate, taking it and shifting it, because the island must accommodate the turning movement. We are in a coordination process with our contractor and the State contractor for the construction of the island. Once the island is in the gate has to move. It is laid out to accommodate the turning movements, and our contractor was asked to install the gate this winter. The State is nervous and said that as soon as their contractor gets the island in, the gate must be shifted. The State is on top of this issue.

Mr. Sheil said there will be a meeting out in the field when the State contractor is ready to mark this island, and the owner of Lyon & Billiard will verify that his trucks can get in and out with the relocated plan for the gate. As soon as they are set with this, Clover has been requested to get his contractor out there immediately.

Mr. Bowman said they are nice people but don't move fast. He questioned the State's starting and ending responsibility.

Mr. Sheil said the State's repaving goes from the start of the gas station's curb cut to Railroad Avenue. That is their limit of paving. Curbing wise, they were only going to put in bituminous concrete with curbing, and the Town would put in

the granite. This is the way it is set right now. It was hoped the State would put in the granite, but this was not their initial plan.

Mr. Bowman said they do have granite curbing on site.

According to Mr. Sheil if the State is willing to do that it is another savings in the Town's pocket because the Town is paying its contractor to put this in.

It was stated by Mr. Bowman that, with the State, you can deal with them to get this done. But, somewhere in the mix, the State forgets to do what it said it would do. Therefore, we need someone like Mr. Michaelangelo to make sure we hold their feet to the fire so they do what they said would be done. He asked if Mr. Michaelangelo is watching them to be sure things are done.

It was noted by Mr. Bowman that for this whole project, the one thing the Town has been good at is not doing anything twice. The only thing done twice was the plantings because no one was maintaining them, and it was easier to go back, take out the plantings, and put in pavers. Mr. Bowman wants to be sure the State does not come in, do their work, and the Town comes in and digs it up. There will be people in Town criticizing money being wasted on West Cheshire, and Mr. Bowman wants to insure there is no criticism. He asked Mr. Michaelangelo to please stay on top of this concern.

Mr. Sheil said that is an easy phone call to be made to the design team on this issue.

For the Island of Refuge, Mr. Bonaminio asked what is in place to delineate this as cars come down the road 40 mph, i.e. other than a striping it 150 feet back.

Mr. Sheil said there will be signage on each end, but he will check on what is to be done with the striping. For the crossing there will be warning signs 400 feet east and west, and they will be flashing once the pedestrian button is pushed. He pointed out the location of warning lights on the plans.

At night coming down the road, Mr. Bonaminio asked if there will be a warning.

Ms. Flynn-Harris said it is more the truck traffic at night.

There was a discussion on how well lit this area is at night. Mr. Bowman stated that there is a light at Strollo's.

The lighting will be better than it used to be, and Ms. Flynn-Harris said there will be the streetscape decorative lights and the State lights.

Mr. Sheil said there will be a double yellow stripe from Willow St. heading westerly to the northern part of the island. Easterly, there will be a double yellow

line from Railroad Ave., a break, and then down to Ives Row. The double yellow defines the traffic path for vehicles.

Mr. Sitko asked Mr. Sheil when this whole thing will be wrapped up.

In response, Mr. Sheil said that Stop & Shop starts work in the Fall, and the streetscape project will not be finished until this work is done. He is disappointed in that fact as the project could be wrapped up earlier.

Ms. Flynn-Harris is pleased that the Island of Refuge will be in place before Stop & Shop starts their gas station project, and people will see it and know it is there.

The lane squeeze down to the Island is an 11 foot lane. The width is 20 feet granite to granite for emergency vehicles. It is possible that some planters will be installed in the Island of Refuge, but this has not been confirmed.

Mr. Sheil noted that a telephone pole and fire hydrant are fixed objects, and they are in the State right of way all the time. But, the State is very particular about trees, and he believes they would object to plantings.

Mr. Bonaminio commented on a plant in a large planter on the Island, about 3 feet around.

It was noted by Mr. Pelletier that the Town has an Island of Refuge in the south end, and no one knows it is an Island of Refuge. A planter with a tree on each end really distinguishes the Island.

Mr. Bonaminio said that something green to be seen coming around the corner will define the Island.

In the winter, Ms. Flynn-Harris said that something like a tree would help to delineate the Island when there is snow on the ground and plows are out.

Mr. Sheill does not recommend a tree in a planter as this is a small place and the planter would be too big, and a danger for motorists to hit it. The tree is small, and there is space for a tree pit. He does not have great hopes that plantings can be done.

A call will be made to the State about the possibility of planting a tree on the Island of Refuge.

Color Selections – Mr. Bowman said the planters are \$800 each. The size is 30x30. The committee reviewed the selections from a previous meeting, and the carmel color was thought to be the best choice. There was a discussion on the finish of the planter pots, and 5 have been ordered. Once they are seen there may be possibility of adding more planters. Regarding care of the planters, Mr.

Sitko said that Suburban Garden Club will be working on this with The Beautification Committee and the Boy Scouts. Two planters are going in front of Strollo's; one in front of Elite Travel and Elle Salon; and one planter will be at the corner of Willow Street.

Mr. Bowman recommended that there be 7 or 8 planters and asked Mr. Sitko to handle this and determine what the budget permits.

If there is money left in the budget, Mr. Sitko said more planters will be ordered.

Mr. Bowman asked that the streetscape project report be on an upcoming Council meeting agenda.

The cost savings with Stop & Shop doing their portion of the project at their site will be calculated by Mr. Sheil with a report to the committee.

Mr. Bowman would be more comfortable if Stop & Shop was finished on the north side from their gas station site to Grove Street.

According to Mr. Sheil they may wait until the State contractor turns the area over to them to begin their work.

Mr. Sheil discussed the timing issue, and advised the contractor has asked for more money because of delay. There was a fear this might happen, so in the specifications it was written that the price was fixed if the State project was delayed. It was a tough provision, and then the delay happened this Spring.

If there is such a request, Mr. Bowman asked that this committee be notified. He has concerns about the State work taking so long as much of the work could have been done last year. Before another requisition is approved, the committee should look at it.

Mr. Michaelangelo believes that the State contractor will be done in mid-May. The north lane will be paved this week, and then the soft cutting for installation of the granite curb will be done.

In talking about paving, Mr. Pelletier asked if there is any more paving related to the Yankee Gas project, or is it all complete on West Main Street.

Mr. Michaelangelo said it is completed.

For the record, Mr. Bowman asked about looking for a bench for the bus stop, and that this be taken a step further, along with a sign.

Mr. Sitko said there is a steel bench planned for the bus stop next to the Strollo property. A bench is \$1,200.

There were no further discussions or questions. The meeting was closed.

Attest: Transcribed from tape.

Marilyn W. Milton, Clerk