

**Route 156 Bike Way and Sound View Improvements Committee  
Unapproved Minutes from Meeting of November 25, 2014  
Memorial Town Hall, Old Lyme, CT**

Present: Frank Pappalardo; Bonnie Reemsnyder, First Selectwoman; Angelo Faenza; Jim Lampos; Mary Jo Nosal, Selectwoman and Acting Clerk; Rob Haramut from RiverCOG; Excused: Skip Sibley, Selectman. Guests: From BSC Group-Kurt Prochorena, Project Manager, Luke McCoy, Landscape Architect, and Will Walter, Civil Engineer. Residents including Joanne Lishing, Frank Maratta and Lenny Corto.

Meeting called to order at 5:03 PM

**Approval of Minutes:** Motion to approve the meeting minutes of 10/07/14 made by Frank and seconded by Jim. There was no discussion and motion passed unanimously.

**Next Meeting:** 12-08-14 PM at 5:00PM in Memorial Town Hall.

**Communication:**

\* Mary Jo read a letter addressed to the Selectmen from Frank Maratta regarding his concerns about the loss of parking associated with the bike way project and inquiring about a professional parking study. The Committee responded:

- Three private property owners plan to make their properties residential rather than mixed use which might have required additional parking. Several individuals have met with these private property owners, including First Selectwoman Reemsnyder, and some members of the Sound View Committee, and expressed a desire for mixed use development.
- That generally there is plenty of parking and Sound View gets the overflow of traffic when Rocky Neck closes. The grant is an alternative transportation grant and the changes will bring pedestrians and bicyclists to the area.
- The standard parking data research from Jim Lampos indicates that the parking requirements for a beach the size of Sound View are met and with the private lots, we exceed the recommended parking.
- The current business environment does not require additional parking in fact this reduced business market is seen elsewhere.
- FEMA standards have also played a role in the decision to not build for business in the area.
- The limitation of the real estate is a fact.
- Additional comments suggested future options for tunnel walk-way for pedestrians to reach Sound View.
  
- Bonnie noted that although a mixed business and residential use was the hope for the acquired Sound View properties, in the end it is the investor's choice and that was made clear to them. Additionally, the street parking analysis was looked at by the engineers. We kept an open mind as residents suggested everything from a one-way road to parking on both sides. But it was our responsibility to find what works best for the businesses, addresses safety and what is best for the community not necessarily for increased revenue. Bonnie suggested that to address Frank Maratta's interest for a professional parking study, that a cost analysis of what a parking study would cost should be considered. Kurt Prochorena from BSC will supply the committee with an estimate.

\* Mary Jo read a portion of a letter addressed to the Selectmen from Michaelle Pearson regarding the interest of a group of residents for a crosswalk at Cross Lane. In response, she read a note from David Head of VHB which indicated that this would be problematic for CTDOT. But, the interest has been acknowledged and this is an area the Gateway project is looking into.

\* Mary Jo reported that she received the following from residents: a question from a resident of White Sands Beach regarding the posting of the 10/22/14 informational session. Mary Jo responded to him when the meeting was posted and noticed on the web site; a question from Dawn Root regarding some misinformation she received that the project would change her parking lot abutting Route 156. Mary Jo informed her that Route 156 is a state road and will only be signed and painted for bike use. She provided her with copies of the slide presentation from the 10/22/14 session; Additionally, J. Ranelli shared a photo of a street scene from Niagara-On-The-Lake that was forwarded to the committee.

### **Preliminary Design Session and Schedule Discussion:**

Kurt Prochorena of BSC clarified that the 30% preliminary meeting is necessary before the town gets approval to proceed from CTDOT. He provided the latest update to the committee which included a schedule revision if the committee decides to move the 30% preliminary design completion meeting to early March, 2016 rather than December, 2015.

Mary Jo added that the project was at the required point in the grant process to get resident consensus on the preliminary design. Unfortunately, December makes it difficult for many to get to the meeting and the Selectmen are sensitive to this. Additionally, given the recent receipt of extensive required noticing per CTDOT, it was felt that the committee should consider moving the meeting until early spring. This was discussed with our CTDOT liaison David Head of VHB, Bonnie and Kurt who agreed that the committee should consider this change and the related changes to the project timeline. The committee received copies of the required noticing for review. No decision was voted on.

Kurt, presented a slide show with the highlights from the October 22, 2014 Information Session for the committee.

- Kurt will provide a checklist similar to the bi-weekly updates to assist us in accounting for completed tasks and unit cost of items. New items or changes will be highlighted.
- Unit cost is determined with the extensive project data base of BSC and CTDOT, discussions with contractors and other project research. Unique items are developed using standard labor costs and estimated man hours, and the cost of materials.
- The goal is to have one contractor for the project.
- If the 30% completed preliminary design meeting is moved to early March 2015, project construction would begin in 3/16 and complete in 5/16 vs. the original 9/15-12/15 schedule. The goal remains to have the park open for the 2016 season.
- The new geotechnical firm, Test-Con, will begin the work in the park in a couple of weeks. It is the required DBE firm. The lack of a final report from the original firm, Earth Design, does not delay the park planning by BSC. The data is needed when the restroom foundation is planned. Earth Design has not been paid.
- CTDOT is responsible for all the bike way signage, markings and placements although BSC will provide recommendations. Kurt will ask David Head how this activity is accounted for.
- Also, BSC will recommend to CTDOT that an appropriately marked bike lane will be considered at the interchange of I-95 and the Baldwin Bridge.
- Kurt will prepare a brief description of the rain garden for Bonnie. The garden will be designed to manage the water from the restroom and parking lot. There are inherent difficulties as this area has a high water table as it used to be a swamp.
- BSC Group has submitted to VHB the DEEP required NDDB and is working on the CTDOT Flood Management Certification application.
- Kurt's efforts to work with VHB and arrange a CTDOT pre-permitting project review meeting will continue. Similarly, Kurt would like to arrange winter meetings with applicable town personnel, board and commissions to discuss the project permitting needs.
- Kurt is awaiting feedback of the pump building requirements per Woodard and Curran.

Will displayed a graphic of Hartford Avenue. He informed the committee of the plan to manage water run-off on the street via a series of connected dry wells placed at the bump-outs and which will flow down to the south end of Hartford Avenue. He noted that the road south of Martino has a significant crown and, since the curb is being extended several feet into Hartford Avenue, the curb reveal will be significantly less than 6" if the curb is extended at its current elevation. The project has two (2) options to deep a six (6) inch reveal:

- Option 1 - Raise the elevation of the sidewalk within the right-of-way. This would also require raising the grade of the portions of the sidewalk on private property, as they approached the buildings.
- Option 2 – Regrade the west side of the road to lower the roadway grade to meet the new bottom of curb.

BSC will analyze both options to determine which is less expensive.

Committee members noted that the sewer project plans may need to be considered regarding Hartford Avenue and that once this information was detailed it should be shared with abutting property owners.

Will also described the rain garden that is expected to manage the run off from the restroom building and parking lot. Early calculations show that the garden will decrease the peak flow slightly from current estimates.

Luke provided books for committee to review and provide feedback on park options including garbage cans, benches, fencing, dark sky lighting and landscaping. Jim advised the committee to consider the line of sight to the water from Hartford Avenue when considering trees. Luke said that trees will be considered based on their size, shape and ability to live in the environment. The Tree Commission will be part of this discussion.

Luke displayed a graphic of the park which showed the slight change in placement of the restroom which allows for planning for an eventual pump house.

Restroom Programming:

- Kurt advised that the construction bid could allow the contractor to offer their best solution to the restroom building either prefab or site built.
- Frank suggested that the office face the parking lot with windows for observation.

**Motion:** to table remaining agenda items until the next meeting by Angelo and seconded by Frank. There was not discussion and motion passed unanimously.

**Motion to Adjourn:** at 6:55 PM by Angelo, was seconded by Frank. Motion passed unanimously.

Respectfully submitted by Mary Jo Nosal – Acting Clerk