

Sound View Commission
Meeting Minutes — Unapproved
25, October, 2011
Shoreline Community Center, 7.30 pm folder d 11/11

Present: Frank Pappalardo (Chair), Joann Reis Lishing, Michaelle Pearson (Secretary), Russ Carlo (Alternate), Harry Plaut, Frank Maratta (Alternate)
Absent: David Kelsey, Joseph Camean (Alternate),

Also present: First Selectman Tim Griswold(ex officio), Selectwoman Reemsnyder (ex officio); members of the public

7.36p Meeting called to order by Frank Pappalardo.

7.37 Mr. Pappalardo appointed Russ Carlo for David Kelsey.

Joann Lishing moved to approve minutes of 9/26/11. Seconded by Mr. Carlo. Approved with correction to Kurt's name to come from Frank Pappalardo.

7.48 Mr. Pappalardo introduced the proposed parking lot concepts and passed out copies of the three proposals.

Angelo Faenza, Bonnie Reemsnyder, and Michaelle Pearson spoke about public safety and traffic flow issues with Concept 1. Frank Pappalardo agreed that Concept 1 is probably not advantageous because Portland has heavy pedestrian traffic and no sidewalks. Directing all of the parking lot car traffic onto Portland Avenue would also interfere with the recently-implemented traffic pattern which has been widely hailed as a success.

Dennis Melluzzo spoke in favor of Concept 3, saying it provides a good entrance and exit with attractive pedestrian features and emphasizes the open areas and gazebo, paths, etc.

Frank Pappalardo introduced Concept 2. Ms. Pearson said that she liked Concept 2, and thought it the most elegant of the proposals. However, as it is currently configured, it contains a serious flaw: pedestrian access falls between two areas of vehicle traffic, which will be disruptive to businesses and dangerous for pedestrians. Russ Carlo and Joann Lishing agreed that the lack of continuity with street parking presented a problem and possibly a dangerous situation for pedestrians.

Selectwoman Reemsnyder spoke in favor of Concept 3 saying that it has the advantage of allowing more parking, whereas Concept 2 wastes prime real estate for parking. Ms. Pearson agreed, saying that she felt that Concept 3 was the best for both businesses and pedestrians, as it puts people directly on Hartford Avenue, which will be helpful to the businesses, and the seamless

transition from on-street kiosk parking to the lot will minimize risk to pedestrians and also create a pleasant and versatile space, which could be used in the off-season or evenings for events like concerts or a farmers' market, etc.

Frank Pappalardo also supported Concept 3, saying that he felt strongly that the street parking being contiguous with the parking lot would provide the best access for cars and pedestrians, and the nicest atmosphere. There was general agreement that Concept 3 was the best of the three proposals, but there remained several questions to be resolved.

Joann Lishing asked about the space denoted "plaza". Ms Pearson said she thought it was probably a space for pedestrians to wait while crossing the street, but that the engineer should be asked to define that area, so we could be sure.

Angelo Faenza asked that there be a buffer between the parking lot and residential buildings on either side. There was agreement that this should be included, and it does appear on the concept plans. Mr. Pappalardo asked if trees would be sufficient or if he had more of an evergreen buffer in mind. Mr. Faenza replied that he thought whatever buffer was used should be substantial enough to shield the residences from the traffic and fumes from the parking lot. He added that lighting should be turned away from residences, and focused on the lot itself.

First Selectman Griswold said the Tree Commission can help determine what kinds of plantings can withstand salt air and would be best for landscaping the lot and also providing a buffer to residences. Mr. Griswold also pointed out that the plans called for a gravel parking lot, and suggested that concrete block open pavers (like the ones at the Florence Griswold Museum lot) could be used instead. Frank Maratta suggested using millings, as he has in the Pavilion parking lot.

Dennis Melluzzo suggested making the entrance and exit hard surface and the rest grass with striped lines it would make maintenance easier as there would be no worries about runoff, gravel, etc. Just routine mowing for maintenance.

Frank Pappalardo said he thought it would be great to get to the point where we could have various town groups help with this project so they would have a degree of ownership and involvement. It would be nice to have some complimentary vegetation with our existing planters.

Ms. Reemsnyder said that she thought the "plaza" area might be a good place to have a few benches, against the fence, facing the beach. Mr Pappalardo added that the fencing on the drawings was up over the perimeter, leaving an open area towards the restrooms, and that we should consider moving fences outward to inhibit cars standing in the road and maximize the open space.

Frank Maratta asked if the parking lot would be open all night, and if so, would it be fully lit? Mr. Pappalardo said that we still need to talk about a lighting plan, and that this would likely require input from Planning and Zoning, but yes, there would be lighting. Mr. Maratta then asked if all of the paid parking would be kiosk parking? Mr. Pappalardo said yes, that all of the parking would be tied to programmable kiosks, so that rates could be adjusted to accommodate different times of day, weather conditions, etc.

Mr. Maratta asked if the kiosks would be insurable, as he had researched vandalism of parking kiosks and found numerous pages on Google. Mr. Pappalardo said that the kiosks mostly work on credit/debit cards, not cash, and that these kiosks have been used in some very high-crime areas without incident. Mr. Maratta reiterated his question about vandalism, asking how easy it would be to vandalize the kiosks and what happens if one goes down? First Selectman Griswold said that as far as he knew, these types of kiosks are used in some high-crime areas of Hartford. When they go down, it's like an ATM. The company sends a service technician. Mr. Maratta asked again if the kiosks were insurable saying, what happens if someone damages the restrooms at White Sands? Are they insurable?

Mr. Griswold replied that (damage to the restrooms at White Sands) would not be insured because the Town has a deductible. But the kiosks are provided with steel cover plates so they can be securely locked up when not in use. Kiosks would be emptied every day. They would also be removed in the off-season so they could be safely stored in the Town Garage or a similar facility to protect them from the winter weather.

Frank Pappalardo: BSC (engineering firm) says they have info about the kiosk parking in Hartford, and that the kiosks can also be ordered with solar panels.

Dennis Melluzzo said, Right now there is one light pole with a big spotlight. Dark-sky lights can be on a photo cell, so they only go on for a few minutes.

Ms. Reemsnyder said that we should meet with a lighting specialist. She would encourage hosting family-oriented activities at night, so we will need to make sure that the park area lighting is well designed. Mr. Pappalardo said, Jesse (?) is the landscape architect. I spoke to him about the lighting, and he said he would work on a design for us.

Frank Maratta asked, Would this plan go forward if there are no restrooms? Frank Pappalardo said restrooms are integral to the plan.

Mr. Maratta asked if there would be free parking for businesses. Discussion followed regarding the current parking situation with limited 15-minute business spots. Ms. Pearson said that the businesses on Hartford Avenue had fought hard

for those spots and that any parking plan should include the 15 minute business parking spots.

Frank Maratta asked about spaces set aside for town residents. Frank Pappalardo said the 2011 figures include spaces set aside for town residents and vehicles. In future, we could continue to set some parking spaces aside or we could say that if you have a resident sticker you can park anywhere you want.

Harry Plaut said, You have to convince the town fathers they are not going to lose revenue.

Frank Pappalardo said there would be no loss of revenue to the town, and that he will be working with (Commission alternate) Dave Kelsey who has significant experience preparing budgets for the Board of Finance. Dave has offered to help put together this budget and package it so it can be presented to the BOF and the town. The process going forward is: at our next meeting, the engineers come back to us with a solid proposal including what kind of details we want and what costs are associated with each option. Over the course of the next month they will be asking me and I will communicate by email and they will present to us at the next meeting. Because this depends on the Selectmen signing off we need to work quickly to fit the town budgeting timetable. The final proposal will include costs involved in preparing the bid packages, prevailing wage issues, etc.

9.02 pm Discussion of Restroom Facilities:

Frank Pappalardo: By far the most challenging part of the restroom situation is the toilets. We are fortunate that so much work has been done on this in the past. In fact the perc tests and soil samples were done under the auspices of the Beach Improvement Committee a few years ago. The State does not recognize alternative systems, so we are limited to composting. When the Beach Improvement Committee worked on this, they had gotten Clivus Systems involved in the plans, so Clivus is familiar with the parking lot. We are looking at systems currently in use at Harkness and Gillette Castle, so if we want to take a field trip to look at some toilets they are close by. The pricetag for these systems would be in the vicinity of 111-119K for the systems. Any kind of building can be placed atop this. We could look at prefab, block, architectural, etc.

Frank Maratta asked how the systems would be cleaned out. Frank Pappalardo said the system is pumped once per year. The volume is reduced by composting. 2 kinds neo-foam. Mr. Plaut asked about permitting. Mr. Pappalardo said, Because there's no discharge we don't need a discharge permit. These are pumped once a year rather than several times a week (as a portolet would be). Because it's a green system, there may also be grant money available. We can also use photovoltaic and run this on photo electric cells.

Mr. Griswold said he remembered when the Beach Improvement Committee discussed this system, the equipment needed around eight feet of room, so how high does it have to be? We need to consider handicap access.

Mr. Pappalardo replied that the m35 has a 65,000 visit capacity. We can go with a greater number of m32s, 40,000 visit capacity to make it smaller. If you look at the Clivus website, there are several options.

Mr. Griswold said Royal Flush had proposed a trailer-type system with a tank. We need to consider the logistics of accessing the building.

Ms. Pearson suggested that this issue might be addressed in the grading plan for the lot. She expressed concern that the parking lot at its current elevation can be under as much as 4 feet of water during big storms, which should be a top consideration in planning a restroom facility.

9.22pm: Frank Pappalardo: before we move off this subject, let's be sure we are all in agreement: We are moving forward with Concept #3. Issues to be discussed with the engineer include dark-sky lighting, buffering, types of kiosks, special grass, aprons, openings in fence, gate for emergency exit, parking surfaces, elevation of restrooms.

Harry Plaut: Shouldn't we wait to decide until we can send this to some of the beach communities for their input?

Frank Pappalardo said that he had sent all three proposals to the Federation of Beaches, to the leaders of the individual beach associations, the Selectmen for townwide distribution, etc. He said he sent it personally to every resident he had an email for, including all of the Sound View business owners. Feedback received was positive, and it is essential that we move on to the next step so we can keep to the budgeting timetable.

9.27pm Budget:

Mr. Pappalardo said that he has had much input regarding the Bocce Courts. There are volunteers who would be willing to help construct the courts in a proper manner if the town would provide materials.

Dennis Melluzzo said that the Town had constructed the bocce courts with incorrect surface material, which turns to clay. There are several avid Bocce players in town and they have offered to help redo the courts.

Frank Pappalardo said there is a US Bocce Association. Harry Plaut has said he would look into this. Mr. Pappalardo said he had spoken with Ed Adanti, who was willing to provide the correct materials for a reconstruction of the courts. The bocce enthusiasts have volunteered to help with maintenance.

Harry Plaut: Motioned to table discussion of the SOP manual until a future meeting, due to the lateness of the hour. Russ Carlo seconded. Motion carried.

Frank Pappalardo said our next meeting will be a presentation by BSC. Please email him any questions.

Rosemary Carlo asked if there was any news regarding the Brouillard property (former O'Connors/ Arcade/ Kiddieland/ El Morocco, etc).

Mr. Pappalardo said that he had no further information about those properties, and had not heard from Mr. Brouillard, but the Selectmen are now seeking applicants for a Committee to draft an Anti-Blight Ordinance for the town, which would hopefully address these properties. Mr. Pappalardo encouraged anyone interested in the Anti-Blight issue to submit an application to the Selectmen.

Mr. Griswold asked if BSC was working on comparatives for the kiosk machines. Mr. Pappalardo said that yes, they will give us some options and price ranges. The goal is to have the entire package together to present to the Board of Finance. Mr. Pappalardo also stated that he thought it was important to note that in addition to improving the area, and providing much-needed restroom facilities, this proposal actually promises a return on investment. The revenues from the revised parking plan should pay for the improvements within a few short years and provide the town with a steady stream of revenue for the future.

9:41 pm: Motion to adjourn made by Mr. Carlo, seconded by Ms. Lishing. Meeting adjourned.

Next regular meeting: Monday, 28th Nov, 2011 at 7.30 pm, Town Hall.

Note: beginning in November, SVC meetings will be held at Town Hall.

Respectfully submitted,
M. Pearson, Secretary