

## Torrington Development Corporation

### Minutes

#### Project Committee

January 19, 2010

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The meeting was called to order by Peter Herbst at 8:00 A.M. Members present were Jack Baer, Ed Fabbri, Greg Perosino, Mark McEachern, Joe Paganini

Others in attendance were Vic Muschell, Bill Baxter, Gary Fontanella, Mark Arigoni, Ken Merz, Rose Ponte, Steve Nocera, Mike Clark, Kim Barbieri, Denise Rosengrant

**Minutes:** G. Perosino moved and M. McEachern seconded a motion that the Committee approve the minutes of the Project committee meeting on December 14, 2009. Unanimous vote in favor.

**Review of Project:** Goal of meeting is to resolve coordination of sidewalks and lights between Water St., Main St. and City Hall.

**M&M Phase 1 status:** G. Fontanella gave a brief update on project status. MMI is working on the final package. Outstanding issues:

- Borings contractor will be chosen this week.
- Public informational meetings need to be scheduled, including planning for Public Hearing
- Warner parking lot discussions to be finalized.
- Coordination with CT State Traffic Commission underway
- E. Main Street project going forward with DECD

B. Baxter gave an overview of the supplemental DECD project on E. Main Street. He referred to other proposals considered; Maiden Lane, Mason Street, West side of Main Street. Choice was to propose East Main because East Main will be within the project area.

M. Arigoni reviewed three different designs for the sidewalks on Water Street. The current design has a 2' amenity strip with a 4' square jointing pattern. The designs shown were:

1. A 3' amenity strip (to allow for tree planting), with 5' square, with grey concrete in two shades. Flexi pavers should work with this design.
2. A 3' amenity strip with 5' square with a tinted concrete (beige or reddish color). Flexi pavers should work with this design also since they come in different colors.
3. A 3' amenity strip with 5' square with a tinted concrete (green).

K. Barbieri agreed that the larger planting area is good and liked all three designs. She reported that the flexi pavers are more expensive. She also reported that we want to match the sidewalk design in front of City Hall, but the broom finish should have more texture/coarseness on Water Street.

E. Fabbri noted that the total sidewalk area is 8', with the 2' near the buildings not typically used so the 3' amenity strip would make the pedestrian area too small. There are also budget constraints. He indicated that his thinking is based more on function than form.

M. Clark reported that the city hall project is close to finish and needs to have the sidewalk finish decided and streetlight chosen very soon. There are two streetlight choices, currently one is behind City Hall and one is on Franklin Street. Project Committee members will review both lights and vote on a light by the end of this week.

Since Water Street project is going to bid this week, agreement was reached that the amenity strip would be 2½' with 5' square jointing pattern. The bids will be for concrete with an alternate plan for tinted concrete in amenity area.

**Warner update:** K. Merz reviewed an alternate plan for the Warner parking lot area. The plan shows closed off areas for the school entrance as well as the loading dock area. The Warner BOD will be reviewing the plan at their next meeting. Agreement to include room/space for proposed stagehouse and loading dock expansion but no changes will be made to TDC plan by MMI until the Warner BOD have reviewed the plans. Vic Muschell suggested no action be taken by TDC at this point. K. Merz to present his ideas as an "alternative" to Warner. MMI requested to do plan with City Hall Ave. adjusted back to its original path with the appropriate parking lot accommodations. Vic Muschell to consider follow-up meeting after outcome of upcoming Warner meeting.

**Parking Committee:** Joe Paganini to report on task group progress at the next meeting.

**Other Business:** No further discussion.

**Executive Session:** None needed.

**Adjournment:** J. Baer motioned, G. Perosino second to adjourn at 9:37 am. Passed unanimously.