

TOWN OF SOUTHTON
PARKING AUTHORITY
SPECIAL MEETING
January 4, 2010

A special meeting of the Parking Authority of the Town of Southington was held on January 4, 2010 in the Council Chambers of the Southington Town Hall at 75 Main Street, Southington, CT. The meeting was called to order by John J. Solury, Jr., chairman at 2:07PM.

Pledge of Allegiance

The Pledge of Allegiance to the American Flag was recited by all present.

Roll Call

Commissioners present: Chairman John J. Solury, Jr., Mathew Florian, Thomas DelSanto, Sr., Mark Dziubek and Vice Chairman Dolores Babkirk.

John J. Solury, Jr. assuming the chair:

Approval of Minutes of December 3, 2009

Commissioner Babkirk made a motion to approve the minutes of the December 3, 2009 meeting as presented. Commissioner DelSanto seconded the motion and it passed on a voice vote.

Public Communications

None

Commissioner Communications

Chairman Solury provided an update on 148 Center Street (My Bar parking lot) for the commissioners. He has researched the timeline for that municipal lot's completion. It must be started within 2 years of approval and it must be completed within 4 years, from when the agreement was signed in July, 2009.

Solury also reported having spoken with Mark Sciota Town Attorney about approving the stenographer's bill on a yearly basis. Since it is a budgeted item, it can be approved, without motion, by the chairman, with two additional signatures. Commissioner Florian made a motion that the stenographer's bill be approved for the year. Commissioner Dziubek seconded his motion. The Chairman called for a roll call vote: Florian-yes, Solury-yes, Babkirk-yes, DelSanto-yes and Dziubek-yes.

Commissioner Florian spoke about the issue of communal dumpsters in the municipal lots. He proposed that in the future, each time a request for waiver is discussed, the dumpster arrangements should be clearly defined. There was a discussion.

Commissioner DelSanto reported on the use of the town hall employee lot by downtown merchant's employees to free up customer parking in the municipal lots, especially during heavy restaurant hours in the evening. This lot does not presently have adequate lighting for night use, but it was noted that it is empty in the

evening. Utilization as an employees' parking lot would make more spaces close to restaurants available. Commissioner Babkirk will discuss this with town staff. Commissioner DelSanto suggested that merchants in the downtown area be contacted to see if they would be willing to require their employees to park in designated lots. If there is no cooperation from the business community, there is no point in spending effort/funds. It is understood that these designated lots must be well lighted and safe.

Submission of Bills and Payments

Chairman Solury presented a bill from the stenographer for today's meeting in the amount of \$106. Commissioner DelSanto made a motion to approve the bill as presented. His motion was seconded by Commissioner Babkirk, and passed on a voice vote. Chairman Solury noted that hereafter it will be paid with three signatures.

OLD BUSINESS

Communal Dumpster Project BOA Lot

Commissioner Florian reported on this project. The goal was to get the dumpsters away from the back door of the restaurants returning space for convenient parking. Placement of dumpster pads appears to be an issue.

Signs

Chairman Solury presented the latest issue of *Parking* magazine. All commissioners were given a copy of the article this month on signage.

Commissioner Dziubek presented quotes on signs in need of replacement and the proposed double-sided signs to be hung on traffic lights at Columbus & Main and at Center Street and the Riccio Lot, designating off street municipal parking. He will work with Mark Sciota Town Attorney on the specifics of state approval and hanging the traffic light signs. A motion was made by Commissioner DelSanto to appropriate \$1140 for signs, posts and break-away kits as discussed. The motion was seconded by Commissioner Babkirk. The Chair called for a roll call vote: Florian-yes, Solury-yes, Babkirk-yes, DelSanto-yes, Dziubek-yes.

2010 Budget

There was a discussion about setting the budget for the upcoming fiscal year. It needs to be submitted in mid-January. Chairman Solury reviewed expenditures of the last year. The bid process for the ground maintenance contract will be opened. Commissioner Florian suggested that next year the upcoming budget should be addressed in November. There was some exchange of ideas about future projects, and their funding.

NEW BUSINESS

Use of Municipal Parking Lot

None

Parking Waiver - Massimo's

Stephen Giudice with Harry Cole and Son, offices in Plantsville, spoke for Massimo's. He explained that with change of hands of this business and the addition of new rest room facilities it has come to light that the existing approved parking waiver is short one parking space, apparently due to the addition of a handicapped ramp added in the past by the previous owner. The request to this board today is to allow the waiver for one more space to bring the property into compliance at the present time. He explained the proposed improvements to the site including fencing around the existing dumpster pad. There was a discussion about surrounding land and term of the present lease of the land. Commissioner Florian discussed policies regarding placement and pads for dumpsters in municipal lots. He asked if this applicant would be open to a communal dumpster area. There was a short informal discussion about the zoning regulations and costs involved. Commissioner DelSanto spoke about another dumpster pad on the property, and the proximity of the Sons of Italy Hall. There was a discussion between the commissioners and the applicants, Enzo Testa, 26 South Center Street and Alexander Richadone, 107 Cobblestone Drive. The commissioners pointed out that in the future when parking waivers are requested that the issue of communal dumpsters in the municipal lots will be an issue to be addressed. Their goal is consolidation of dumpsters on pads away from buildings, to make municipal lots aesthetically more pleasing and to return some prime parking spaces for use by customers. The property owners indicated that they wished to make their own dumpster arrangements but they would be willing to allow the remaining pad space to be used by another adjoining business.

A motion was made by Commissioner Florian to approve the request for a waiver for one additional parking space with the stipulation that in the future, adjoining property owners can add one 6 yard dumpster and share the pad site. The motion was seconded by Commissioner DelSanto. The Chairman called for a roll call vote: Florian-yes, Solury-yes, Babkirk-yes, DelSanto-yes, Dziubek-no. The motion passed.

Miscellaneous

None

Adjournment

Commissioner DelSanto made a motion to adjourn at 3:20PM. Commissioner Dziubek seconded his motion. All were in favor of adjournment.

John J. Solury, Jr., Chairperson
Southington Parking Authority

