

TOWN OF SOUTHTON
PARKING AUTHORITY
REGULAR MEETING
SEPTEMBER 10, 2009

The regular meeting of the Parking Authority of the Town of Southington was held on September 10, 2009 in the Council Chambers of the Southington Town Hall at 75 Main Street, Southington, CT. The meeting was called to order by John Solury, Jr., chairman, at 1:08PM.

Pledge of Allegiance

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

Roll Call

Commissioners present: Chairman John Solury, Jr., Dolores Babkirk, Mathew Florian. A quorum is determined. Also present, Assistant Town Manager/Town Attorney, Mark Sciota.

John J. Solury, Jr. assuming the Chair:

Approval of Minutes of August 27, 2009

A motion was made by Commissioner Babkirk to approve the minutes as presented. Commissioner Florian seconded her motion and it passed on a voice vote.

Public Communications

None

Commissioner Communications

Chairman Solury reported that he had recently walked the downtown area with Pamela DePaolo to view the parking situation. She is not in favor of the changes in the two-hour parking restrictions imposed by the Parking Authority in the on-street and Popular Lot. We discussed the possibility of opening up some of her private parking in the rear of her building. She keeps space available for delivery trucks. Her concerns were discussed. I recommended, as we were looking to the rear of the property, she has a garage in the middle and the right of the garage she could use for employee parking and her delivery trucks, and to the left she could probably get 6-8 additional parking spaces for her customers. She could open up a rear entrance to her building to make them convenient and advertise her private off street parking. He did advise her that the new two hour parking regulations have been only recently effective and this commission thought it prudent to see how it works out before further changes are made.

Submission of Bills and Payments

Chairman Solury presented a bill for \$106 from the stenographer for today's meeting. Commissioner Babkirk made a motion to pay the bill, seconded by Commissioner Florian. The motion passed on a voice vote.

Old Business

Dean's Stove and Spa – Hearthstone Pub 2hr Parking Limits

Attorney Brian Maccariello spoke for Dean Michanczyk, also present. He reported on meetings with town staff as approvals are sought and approved for this project. He noted that the Conservation Commission and the Town Engineer wants the fence along the Quinnipiac River at the rear of the O'Hala-Taylor Building torn down. The concern is that the fence could catch debris during flooding, which would then back up and damage property. There are other suggestions being made to maintain the safety of the public in this area. He asked for final approval from this commission so that they could move forward.

Chairman Solury reported on a recent meeting he had with the town staff and Attorney Maccariello about the fence issue. There will be shrubs and plants placed as a barrier to maintain safety in the municipal parking lot. All staff and commissions are in agreement that the fence must come down.

Attorney Sciota explained the town's policy on two hour parking and this board will set the spaces. He discussed the signage, which will be funded by the developer, and the rules regarding assembly in the lot. Attorney Sciota noted that a similar agreement is in place with the bank. The number of signs and placement, bearing in mind the eventuality of flood and debris being caught on the signs was discussed. Chairman Solury noted that with a total of 77 spaces available, 15-20 will be two hour parking. The Parking Authority will designate the spaces. Attorney Sciota pointed out that signs should be avoided in the flood plain designated on the map. He also apprised the commissioners that all of their stipulations have been met and therefore the approval stands. Landscaping and aesthetics were discussed. Attorney Maccariello expressed his pleasant experience working with the Parking Authority.

Dumpsters

Commissioner Florian reported that it was his understanding that this commission had decided to abandon the common dumpster project due to the expense involved. He also felt that there was not a lot of interest of merchants in this. There is also an issue of placement, consensus of this commission being that the center of the municipal lot would not be appropriate. There was some discussion and Commissioner Florian agreed to follow up, but he felt it was paramount to agree on a common area before this idea could be effectively presented. If everyone would come on board, it would be aesthetic and economical, but he sensed

reticence on the part of many merchants. Attorney Sciota explained that there are many pre-existing dumpster placement situations where several parking spaces are occupied by dumpsters, many times in full view of customers as they patronize businesses.

2009 Parking Survey

Commissioner Babkirk reported that she has had only 5 returns from 45 questionnaires distributed. She will follow up.

Riccio Way Municipal Lot Expansion Project

The commissioners agreed that this should be tabled until a quorum can be present to vote. One commissioner will be required to abstain from voting on this.

NEW BUSINESS

Administrative Policy - Lot Use Approval

Chairman Solury presented a written policy to allow the Chairman to approve use of a municipal lot, on an emergency basis, in the event of failure to gather a quorum.

There was some discussion about this. Commissioner Florian expressed his concerns about this policy being instituted in lieu of a special meeting. Chairman Solury explained that this would not circumvent a meeting. It could be used in rare cases when municipal lot assembly is assumed without the permission of this board. This decision would require the approval of the Town Attorney. Attorney Sciota explained this in some detail. Commissioner Florian agreed when he was assured that all of the Parking Authority's stipulations would apply, including the notification of businesses in the area by the applicant. Commissioner Babkirk made a motion to accept the resolution: Parking Authority Administrative Policy, as written. This was seconded by Commissioner Florian and the Chair called for a roll call vote: Solury-yes, Babkirk-yes, Florian-yes.

Signs

Commissioner Dziubek is exploring the condition of signs in the municipal lots. There are some in poor condition and some missing, that need to be replaced. There are also some handicapped signs that need to be altered to comply with new regulations.

There was some discussion about new signs that offer a break-away device. Commissioner Florian discussed the use of decorative signs in the municipal lots, for instance an antique look. This will be explored. Perhaps the change could be done in phases, due to budget constraints.

Use of Municipal Parking Lot

There are no requests.

Parking Waivers

There are no requests.

Commissioner Babkirk asked about the progress on the repair of the bank lot stairs. Chairman Solury reported that the work is in progress and he anticipates that it will be complete before the Apple Harvest Festival.

Adjournment

Commissioner Florian made a motion to adjourn the meeting at 2:30PM. This was seconded by Commissioner Babkirk and passed on a voice vote.

John J. Solury, Jr.
Chairman
Town of Southington
Parking Authority

RESOLUTION

PARKING AUTHORITY ADMINISTRATIVE POLICY

The Parking Authority for the Town of Southington hereby resolves that the Chairman may with the approval of the Town Manager or the Deputy Town Manager/Town Attorney approve from an administrative standpoint the use of a municipal parking lot if such approval is time sensitive and a meeting cannot be held or a quorum for a meeting was not obtained.

The administrative approval shall be ratified at the next Parking Authority meeting.

Dated at Southington this 27th day of August, 2009.

John J. Solury, Chairman
Southington Parking Authority