

**TOWN OF SOUTHLINGTON  
Parking Authority  
Regular Meeting  
June 10, 2008**

The June meeting of the Parking Authority of the Town of Southington was held on June 10, 2008 in the town Council chambers of the Southington Town Hall, 75 Main Street, Southington, Connecticut. The meeting was called order by Rebecca Davis, Chairperson, at 4:32 pm.

**Pledge of Allegiance**

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

**Roll Call**

Ms. Zommer, Mr. Meyer, Mr. Salmeri and Ms. Davis, Chair.

A quorum is determined.

**Rebecca Davis, assuming the Chair:**

Linda Zommer made a motion to approve the minutes of the May 1, 2008 meeting. The motion was seconded by Mr. Meyer and passed on a voice vote.

**Police Communications**

None

**Public Communications**

Michael Domian of 58 Doral Lane addressed the Parking Authority. He spoke about overnight parking in municipal lots and its impact on the revitalization of the downtown area. He pointed out that the town is encouraging downtown landowners to spruce up their property, but that without appropriate parking for tenants it would become necessary to consider only renters without vehicles. He feels that this could lead to a chain reaction of less rental value, more loitering and generally a less desirable downtown population. He pointed out that overnight parking in the area would be good for the town. It would command larger rental income, bringing in better quality renters, making more disposable money available to landlords, prompting them to fund improvements and enhance the area for all to enjoy. He feels that the tenants are the lifeblood of the downtown area. He cited three other Connecticut towns that allow overnight parking in public lots by permit, some requiring payment of a monthly fee.

The Chair interrupted Mr. Domian to ask a question with his permission. Ms. Davis asked him where he thought his tenants would park when he purchased said downtown building. He replied that Nick DePaola, "he's a Councilman," told him that the overnight parking restriction was never a problem. Mr. Salmeri replied that it was always an issue, overnight parking is prohibited, although there may

have been times when it was not enforced. Mr. Domian ventured that revitalization means change and that a change in the overnight parking regulations would be beneficial to revitalization goals. Mr. Salmeri commented that the Parking Authority must consider all parties in its decisions, not just downtown businesses and their customers. Mr. Domian requested information about the private parking opportunities he has been hearing about; Mr. Salmeri pointed out that the scope of the parking authority is limited to municipal parking facilities. Property owners are responsible for their own tenants.

Ms. Davis did state that Mr. Domian had raised some new points of information and that she would explore them.

### **Commissioner Communications**

Parking Commissioner Mrs. Zoni submitted, in her absence, a letter of concern. She noted a guardrail problem in the Liberty St. lot near the medical building and felt that conditions there presented a potential safety hazard. She also questioned some heavy equipment at 98 Main Street.

Mr. Salmeri has followed up on this. Eagle Fence has completed some work they were doing at the medical building and has restored the guardrail and safety-secured the area. The heavy equipment is gone from 98 Main.

The Chair notes that a One Way Sign is needed at the American Legion lot.

Mr. Meyers reports abundant positive feedback on the changes made in the Riccio Way lot. He wonders if the new plantings need to be watered. They have been chosen for minimal care, but perhaps during this first summer while they become established, it would be wise to see that they are well taken care of. He will speak to John Meade about this.

Ms. Davis reports that she has received an answer about the tree that needs to be removed at Merrill Ave. The verdict is that this falls within municipal lot maintenance and therefore the work must be funded by the Parking Authority. Mr. Salmeri notes that the budget has been dramatically cut for this next fiscal year and before this expense is contracted, they owe it to the taxpayers to discuss the situation with the Town Manager. Perhaps there is some way that the highway department could take care of this. He will explore and report. Mr. Meyers felt that this situation needed urgent attention.

The Chair reported on the leaning fence in the Riccio Way lot. Rustic Fence has responded that the instability has been caused by the snowplows pushing snow against it because it fell back evenly and they are not responsible to repair it. The Town Engineer does not agree that the plows caused the problem. Further discussion is

indicated. Since there is limited funding for maintenance this year, Mr. Salmeri will speak with the Town Manager and the Town Engineer to see what can be done.

Mr. Salmeri has received a letter from Mr. Florian regarding a sprinkler system that was ripped up inadvertently during the recent construction in the Riccio Way lot. Repair of the damage amounts to \$950. After speaking with the Town Attorney, Mr. Salmeri recommends that the Parking Authority and Mr. Florian split the tab. Mr. Salmeri made a motion to pay one half of the bill, or \$475, to make the necessary repairs. Mr. Meyer seconded this motion and it was passed on a voice vote. Mr. Florian has agreed to fund the other half.

### **Bills and Payments**

Ms. Zommer made a motion to pay AMJ Line Painting \$6050 for striping all lots and creating a fire lane. Mr. Meyer seconded this and the motion was passed on a voice vote.

Bills were presented from John Meade as follows: \$560 for monthly lot maintenance, April and May. A motion was made by Mr. Meyer to pay this bill, seconded by Ms. Zommer. This motion passed on a voice vote. Also there is a bill for \$8020 for work done in all lots for spring clean up and including placement of a rock as ordered at the North Liberty Lot. Mr. Salmeri made a motion to pay this, seconded by Ms. Zommer. The motion passed on voice vote. A bill for the plantings in the new islands in the Riccio Way lot for \$2500 was noted by Mr. Salmeri to be well below the original estimate. Ms. Zommer made a motion to pay this and it was seconded by Mr. Salmeri. The vote was in the affirmative.

A bill for \$9995 was presented by VMS Construction Co. for the construction of three islands in the Riccio Way lot. Mr. Salmeri made a motion to pay this, seconded by Mr. Meyer. The vote was unanimously affirmative.

Ms. Zommer made a motion to pay the stenographer \$106. Mr. Meyer seconded it and the motion passed on a voice vote.

### **PRESENTATION**

Helen Archangelo, Chairman of the Housing Authority, approached the Parking Authority for special permission to temporarily use some space in the Riccio Way lot in order to transition an elevator from the tractor-trailer and install it. The elevator has been purchased through a grant. The construction for this project should begin around July 1 and should be completed by the end of the year. There is a need to temporarily move a disabled parking space in the interest of safety. She requested that 5 parking spaces on the rear side of the Riccio lot be restricted to the use of the contractors and workmen during working hours. They will place cones in them if

they are temporarily out of the area. The contractors are bonded in the event that there is some damage done to town property. A temporary fence will remain in place, in the interest of public safety, for the duration of this project. Mr. Meyer made a motion to approve the request as stated. Mr. Salmeri seconded the motion. There was some discussion about the time frame. The motion was passed on a voice vote.

Jim Champagne, chairman of the Apple Harvest Festival addressed the group. He reported that the committee plans to place Porta-Potties in the Riccio Way-Fleet Lot area. This request to use the same lots is the same as was made last year and he supplied the Parking Authority with a map. The Apple Harvest Festival committee will make accommodations for the ongoing elevator construction planned during that time. The Festival will run from September 25 until October 5. Mr. Salmeri made a motion to approve this request. Ms. Zommer seconded and the motion passed on a voice vote.

Attorney Denorfia and his client, Simon DelBuono made a lengthy presentation and request for a construction easement due to the planned erection of a 13,000 sq. ft. four-story building at 56 Center St. The Popular Lot is adjacent to this planned project. The request includes use of 10', equaling 4 parking spaces, on the south of the building and 10' on the west or 8 parking spaces in the Popular lot. This space will be used to store construction equipment and building materials and to accommodate scaffolding used by the workmen. It is necessary, as well, to ensure the safety of pedestrians while the construction is continuing. A fence will be erected around the site. Mr. Salmeri asked for, and received, assurances that there would be a substantial (chain link) fence on the street side. The sidewalk area will be preserved. There was some discussion about having a police officer present if heavy loads were being brought through or if it is necessary to stop traffic. Mr. Meyers had some questions and concerns about the projected time frame of this project. It will take 9 months to a year following breaking ground and construction will continue uninterrupted until the project is completed. It will not begin before the Apple Harvest Festival, since permits and town approvals are in process and the pre construction phase of the project will all take time. Planning and Zoning has reviewed preliminary plans but wishes the Parking Authority to sanction the use of the town lots before they proceed. The main concern is the temporary loss of use of some handicapped parking spaces. In total there are 12 parking spaces involved, including 2 handicapped.

Placement of construction dumpsters was discussed. Mr. Salmeri explained that property owners are responsible for their dumpsters, but the Parking Authority has been crafting a plan to create a place for all dumpsters in the pass through at the Fleet Lot. This will save available parking spaces and make the lots more pleasant, since customers will not have to walk past dumpsters on their way to shop. It will be the responsibility of landowners to provide a concrete

slab for this purpose. Mr. DelBuono said he had no problem with this.

There was an interactive discussion about the placement of scaffolding, the need for and projected usage of the parking spaces at issue. Ms. Davis questioned Mr. DelBuono closely about the need for use of 12 spaces. Mr. Meyers wondered if Mr. DelBuono could offer the use of parking spaces to the town during the construction. Mr. DelBuono said that there were about a dozen spaces behind the LaRosa Building at 12 Liberty St. that he could offer for temporary use for public parking. The property is well placed near the My Bar project. This could be a consideration and Mr. Meyers offered to walk the area with Mr. DelBuono to see if this might be feasible. The legalities of such an arrangement will be explored. Mr. Samperi expressed an interest in walking the LaRosa property, and to personally view the projected temporary placement of the disabled parking spaces at issue and the projected placement of dumpsters needed for the construction. He also is concerned about the legality of this plan. Mr. Meyers and Ms. Davis reiterated their concern for the other businesses in the area and the impact that loss of convenient parking will have on them.

Start date for this project is in flux but is planned for sometime this fall. Construction will take up to one year. In the interest of allowing the project to move forward in a timely fashion, Mr. Salmeri made a motion to approve the use of the 12 parking spaces requested with the following stipulations: that 4 of the 12 be dependent on the approval of the Town Engineer who will assess involved safety issues, that the builder return all parking spaces for public use incrementally and as soon as they become available, that 2 handicapped spaces be established on the other side of the Popular Lot at the expense of the developer, that all striping and erection of proper signs are the responsibility of the developer, that there be a mutual agreement with the Parking Authority on the placement of dumpsters which are currently taking up spaces in the Fleet Lot, and that a police officer be on the scene at the direction and discretion of Chief Daley. Ms. Zommer seconded his motion and a discussion ensued with, ultimately, all in favor of giving a blessing for this project to proceed on to Planning and Zoning. A vote was in the affirmative. The Town Attorney will be asked to draw up a document outlining these stipulations.

#### **OLD BUSINESS**

Mr. Salmeri reported on the progress of the changes made in the Riccio Way Lot. Signs need to be placed for two hour parking and there was a discussion about how many and where they will go. The Parking Authority will consider carefully what is needed there.

There is a sign missing at Columbus Ave. and this will be replaced.

#### **NEW BUSINESS**

Liberty Rock has disappeared. Placed in the No. Liberty parking lot to discourage cars from driving over the curbing in that area apparently it was struck several times by vehicles and is now in the custody of the highway department. Other options were discussed. A fire lane needs to be marked clearly.

Summer vacation meeting schedule was discussed. It was decided to firm it up at the July meeting.

**ADJOURNMENT**

Mr. Salmeri called for adjournment at 6:05 pm seconded by Mr. Meyer. All were in favor of adjournment.

Rebecca Davis, Chairperson  
Town of Southington  
Parking Authority