

**TOWN OF SOUTHTON**  
**PARKING AUTHORITY**  
**REGULAR MEETING**  
**MARCH 16, 2011**

The regular meeting of the Parking Authority of the Town of Southington was held on Wednesday, March 16, 2011 in the Council Chambers of the Town Hall, 75 Main Street, Southington, CT.

The meeting was called to order by Chairman John J. Solury, Jr. at 1:05PM.

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

**Roll Call** Present were Chairman John J. Solury, Jr., Commissioners Mark Dziubek, Mathew Florian, Michael Riccio and Town Planner Mary Savage. Vice Chairman Babkirk-Rodrigues was excused.

**Approval of Minutes of January 6, 2011**

Chairman Solury presented a correction to the minutes. He points out on page 1 under Commissioner Communications, it states that "Chairman Solury presented an inventory of all signs purchased and stored by the Parking Authority and reviewed it with the board." Actually this was an update that was handed out to all of the commissioners naming our parking lots and the number of spaces in each lot. After some discussion, Commissioner Dziubek made a motion to approve the minutes as corrected. His motion was seconded by Commissioner Florian and passed on a voice vote.

**Approval of Minutes of March 8, 2011**

Chairman Solury presented a correction to the minutes. On page 7, sixth line down in the sixth paragraph beginning with "Ms. Savage answered him." Sixth line down in the sentence, which begins with "It is a site plan modification and it must go before the Parking Authority and then back to P & Z." It should read, "It is a site plan modification and it must go before P & Z and then back to the Parking Authority." Mary Savage agreed. Commissioner Riccio made a motion to approve the minutes as corrected. His motion was seconded by Commissioner Dziubek. The motion passed on a voice vote.

Chairman Solury, citing the tight agenda of Town Planner, Mary Savage entertained a motion to move the Parking Waiver for 122-130 Center Street forward. Commissioner Florian made the motion to rearrange the agenda per Chairman Solury's request. This was seconded by Commissioner Dziubek. The motion passed on a voice vote.

**Parking Waiver 122-130 Center Street**

Andrew Quirk, Professional Engineer, representing Simon DelBuono presents the update of the site plan for 122-130 Center as it pertains to the parking waiver. He had some handouts for the commissioners showing the site plan. Quirk explained the changes. On site there will be 5 resident overnight parking spaces and the additional necessary 2 spaces are shown at 136 Center St. He presented a letter from Michael DelSanto, owner of 136 Center St., stating his agreement to this arrangement. The letter was submitted by e-mail and Commissioner Dziubek points out that it is unsigned. This provides the 7 required

overnight spaces for the residents. A 7 space waiver is being requested for visitors. The employees' spaces at 142 Center St remain as they were. Therefore, the waiver request is reduced from 60 to 57. The 5 spaces for the Barber Shop are preexisting. The building will be a total of 4500 square feet with 69 parking spaces required. 5 are preexisting, 7 are overnight resident spaces and the updated waiver request is for 57. Quirk also presents a plan for the area to show how the build out for the parking lot and the scenario for the overnight parking would work together. He pointed out the town property and the town's property rights and the lot build out at 122-130 with the possibility of an overnight resident parking area. He explained the master plan in detail. Chairman Solury asked the Town Planner Mary Savage for an update.

Ms. Savage commented that this plan was submitted just last night at the meeting and she has not had an opportunity to review it. She knows that 142 Center has a 2100 sq ft restaurant and they have a 35 space parking waiver. This restaurant will have 1000 sq ft service area and the request is for 40 spaces. Quirk answered her that the gross square footage for 142 was about 1800 sq ft and this is 2000 and 40 spaces required. 152 Center St has a first floor dedicated restaurant, as well. No detailed floor plan is available yet. She asked whether 142 will be withdrawn from the application and she was told yes. She stated that she wanted him to be aware that staff's position is that the parking lot must be maximized.

Commissioner Florian asked about the seven foot passway (at 136-142). Will that be pedestrian traffic or will it be a driveway for overnight vehicles. Quirk answered that it will remain vehicular access (alternate access point) to the rear of 142 and 136. He addresses the overall plan. Ms. Savage answers that staff has not reviewed this latest proposal yet and therefore, she cannot comment. His question is, if that municipal lot is built, does that allow for the overnight cars to go out through the other (Sarah Mayo) building's lot? Ms. Savage answers that on present plans it would be blocked off with a curb. Quirk clarifies that what is being discussed is something in the future that his client is working in harmony with the town. Commissioner Florian counters that the parking authority is being asked to vote on this now. He feels that this is an opportunity to tie this together for everybody's benefit. Florian comments on a pass way that he has, that he would like to see closed because he thinks it is dangerous, so he thinks it is prudent to consider another way out for these cars. Florian wonders who owns the land and notes the disagreement that already exists between the town and Simon. If Simon owns the land then he feels permanent easement should be discussed now. Ms. Savage comments that it is clear that a 7' pass way is better as a pedestrian way, if it is not closed. Regarding who would pave that parking lot, she responds that the town never said it would pave the parking lot at the rear of 142 Center St. The town did say that it desires to have it built and in subsequent conversations between the town and Simon there was a willingness expressed to work together in partnership with a group of people and possibly secure the state bid which is cheaper and find an economy of scale, and maybe try to partner to reduce the cost. At no time did the town say that they would build that entire lot. The town did put out information in regard to tax abatements and other ways to offset the expense of construction. She speaks to the Parking Authority, "if you want to look at cross easements and those types of things and you feel that there is a nexus, that is within your purview." Commissioner Florian understands.

Attorney Andrew Denorfia speaks for the record. To clarify about the right of way, he believes that Simon DelBuono owns the actual strip of land. Mike DelSanto has the right of way. Simon could not give that away legally, because Mike DelSanto still has an interest in it. DelSanto would have to be in agreement to relinquish his right across that property before anything could be done with that.

Florian states that he has been asking Simon since November about the other property that Simon owns.

Simon DelBuono speaks for the record. That 7' pass way, 136 Center St has the right of way on that property, as Attorney Denorfia has stated.

Florian is trying to find if there is a better way to develop the back of Simon's buildings for Simon's benefit with some beautification, some coordinated parking.

Denorfia states that Simon is willing to grant an easement in favor of 136 out to Liberty St, as part of this access to those two spaces. He pointed out this property on the map.

Commissioner Riccio wants to speak about the overnight parking issue. He asks if the town were to make the overnight parking issue go away, at that point would the applicant be willing to open that up to an easement for parking? Simon answers him "Yes." If there were some overnight parking allocated in another location, he would give cross easements across the back parking lot for municipal or overnight parking. Riccio says that he asked Mike DelSanto in a private conversation about this. Riccio feels that although Simon is trying to accommodate the overnight parking, the flow does not work and the 7' easement that Mat is talking about is too narrow. Riccio has been speaking informally with Attorney Sciota about town staff designing a parking lot, if commitments could be elicited from the property owners. Riccio states that he feels comfortable about giving waivers, knowing that there are commitments so that "all this other stuff could go on." But, the property owners need something from the Parking Authority and that is overnight parking.

Chairman Solury brings the discussion back to 122-130—the issue before the board today. He has a question for Simon. They met on the 142 parcel and Simon stated that the 7' parcel was dangerous for cars exiting out to Center St and that Simon's long term plans, when he built out the second floor of 142 Center St was to put a staircase in that right of way for access to the second floor. What happened to that? Simon answered that in regard to 142 Center St, he has no tenant right now, but the long-term goal is to shut that access way off. Solury noted that some parking was relocated some parking behind the 122 and 130 Center St as opposed to the previous plan. How did that change the footprint of the 130 restaurant? Quirk answered him. The footprint was reconfigured. He explained.

Florian wants clarification. Is there going to be an addition to the back of the 130 building? Quirk answered that it will be an entirely new building. Florian asks Quirk to point out the new building on his plan. Florian has some questions and finds it difficult to focus in on what the plans are. It appears that the plans provide parking within two feet of the building. Florian states that the whole idea of the municipal lots is to make things work and to beautify the area. He states that he is in favor of overnight parking and he would like to see a landscaped buffer.

Simon states that he has goals in other lots but wants the board to address the 122-130 Center St waivers. He has solved the overnight parking on the property including the lease of 2 spots at 136. He supports overnight parking away from the buildings at some time in the future.

Florian and Simon DelBuono discuss the situation.

Chairman Solury interjects that he is having a difficult time with this whole project. Normally when applicants come before the Parking Authority, any land that they currently own they turn over to the town for parking and most of them have put the parking lot in, Plantsville as an example. The applicant today has land that he is unwilling to turn over to the town for parking, to eliminate some of the 57 parking space waiver that he requests. Solury says he cannot grasp the concept here. Simon wants to be granted parking, yet in return he is unwilling to put in the parking he needs for his establishment.

Quirk answers. Staff directed them to (1) maximize the on-site resident parking and they have done that, (2) seek a lease to accommodate additional resident parking and that is done. At 142 there is an easement for the build out of the municipal parking lot there and the applicant is willing, on the properties at 122 and 130 Center to give an easement in favor of 136 for access to Liberty St and he is willing to give an easement for municipal parking across the rear of these two properties. This allows for the closing of the 7' pass way. This plan is conceptual. If that changes in terms of being connected, rather than the two separate parking lots, it can work as well with municipal easement. The properties are tight and the space is limited but the client is trying to work within that with the town.

Florian comments that he sees from the master plan that Simon owns a significant portion of the land to make it all work. He feels that if a 57 parking waiver is to be granted, the board should be looking at the confines of all of the property Simon owns back there.

Quirk answered that was the reason for the development of the long-range plan in front of them.

Riccio speaks to the applicant. He asks, if the town can take care of the overnight parking problem and if the town can facilitate, on its own, or working with the property owners, a design for an entire municipal parking lot that encompasses all of the land back there, including all of Simon's land, all of Mr. DelSanto's land, is he willing to give easements on all of that property for a municipal parking lot? Mr. DelBuono answers, "Yes." Ms. Savage asks who will build it?

Dziubek asks about the seven spaces required for resident parking. One is at an access point and the paperwork is not totally in place for the two spots at 136 Center. Quirk answers that an agreement is being formalized. Dziubek asks about a time frame. Solury cannot accept an unsigned letter as an agreement and town staff has not reviewed this plan.

Ms. Savage asks theoretically, is there a middle ground where if 148 Center St is not going yet, is there an opportunity to work with 136 who seems in agreement to finding a solution and, at least, constructing the pass thruway and building the parking to the rear of 142. That would be within this applicant's control. She also speaks to staff doing the design. Staff is receptive and has the capabilities. It is a matter of work prioritization and it would probably be a 3-4 month project to prepare the design in-house. If the town found the money to hire a firm to do an A2 survey, then they could overlay the actual flood plain work for the lot design.

Riccio states that the Parking Authority goal is to create a municipal parking lot down there. He does appreciate the smaller overnight parking lot concept, he does not think it is a good design. There are some examples downtown of little lots with fences around access is hindered. The best design would be town easements or town owned. In the meantime, the town would not want the client to design and build his own lot as a stand-alone thing. Riccio's suggestion is to figure out the cost of building this 7-8 spot lot, put up a bond for that money for some future date, not build it right now (it is just for his own residential parking), let the town go thru the motions of designing their own lot which could take, according to Ms. Savage, several months and at the time that the municipal lot is ready to be built with contributions from the other property owners there, this bond money is sitting there, the town takes from the bond money for the newly designed parking lot and puts it toward the construction.

Solury asks if he is speaking of the lot at 142. Riccio says right now we are addressing the two buildings on the corner, the money to construct the spaces that he needs for these two buildings. Simon will, in the meantime, have to work with the town on easements on all the rest of his property. This eliminates the 7' pass way, which is very dangerous. This would be a completely circular, fully paved municipal parking lot. The Parking Authority will address the overnight parking somewhere else to make this happen. The bond money would be in place for these seven spots. Riccio instructs Simon to work with other easements and put up the money, as will Mike DelSanto or whomever else, to construct the asphalt when he comes in for 142. Riccio thinks it would be a nightmare to get 5 different property owners to come together and agree on costs, contractors, etc. The town could supply the engineering. Simon has "no objection" to his plan. Riccio continues, "Mat's concerns about a landscape buffer would come into play."

Ms. Savage comments on Riccio's very good question about rear accesses. Most municipal lots, like this, the back of the building looks as good as the front because the patrons do not want to walk up the alley to get to the front. Many times the handicapped access is in the back.

Riccio continues, there could be a really nice landscape buffer and some outdoor dining could be accommodated in the back.

Florian agrees with Riccio's concept. He thinks it should be permanent easements, not the terms as present. He also thinks that the Parking Authority should have a final look at the staff's design of the municipal parking. He agrees with overnight parking somewhere else. It could be to the back.

Simon speaks. He wonders where the overnight parking will be located. He does not wish it to be placed at the very back of the lot. Perhaps there could be a middle section for this. He doesn't want his tenants to park 3 buildings away.

Riccio thinks perhaps the tenant parking will be across the street at the Groggy Frog. That decision will come later. It needs to be one area because there are plowing issues in the winter. Riccio calls it a win-win. The town gets the parking lot it needs, Simon gets beautified rears of the buildings and tenants get overnight parking. The town covers the design, the owners cover the paving and a parking lot that has been on the table for 15 years comes to life.

Solury states that he is in favor of a good design, preferably provided by the applicant and not the town. This could be done in

phases. He would like to see the rear of 142 designed into a parking lot and attached to the Sara Mayo property at 148 which should be underway soon. There is access on Liberty St and there is access on Center St., so part of this can be in place.

Riccio states "We are 10 years ahead of where we were yesterday." He recommends letting Simon get his tenant on the second floor and then he can build his parking lot.

Dziubek asks about the applicant building the parking lot at 142. Last meeting he indicated that he would not.

Simon clarifies. At the last meeting he stated that the agreement with the town was that he gave them an easement to build the parking lot. However, he is in agreement with Mike right now and he would contribute to this project when we are ready to address 142 Center St for a public parking lot and for the overnight parking. He thinks that it is a "great idea."

Dziubek would like to see the whole plan together and all the agreements in writing.

Solury reminds the board that this is not the only parcel downtown that this applicant has parking waivers for. For the applicant to resist the town to put in this parking lot and then come before the Parking Authority for a 57 parking spot waiver, on top of other waivers issued for parcels he owns downtown, Solury has a difficult time with this application.

Riccio states that his understanding is that DelBuono is willing to do it (put in the parking lot at 142) at the appropriate time. He reviewed the process of building the entire thing at one time.

Quirk speaks to the Parking Authority. He recaps the request today. His client would agree to grant permanent easement for municipal lot at 122 Center St. On 130 the same, up to the rear of the building, a permanent easement would be granted. On 142, when that site plan intensifies and he returns for a site plan modification, at that point in time the town would deal with the building of the municipal parking lot within that easement area, that was granted and also look to expand the municipal parking lot easement further on that parcel.

Florian asks for clarification. On the permanent easement, will it be now on all of the properties, including 142? Quirk answers that 142 has a valid site plan right now. Simon is willing to put up bond money to build this parking lot. Florian feels that a permanent easement on 122 and 130 alone is not good because that is not where the parking is going to be. The parking is going to be in the back.

Riccio interjected that Ms. Savage has put forth that the staff could be willing to do the design, potentially. Ms. Savage clarified that she does not make those decisions, but if the staff were told by superiors to do it, it would be time consuming.

Quirk stated that to grant a permanent easement at 142 would invalidate the site plan as it stands. Riccio, Ms. Savage and Quirk discussed this. She made it clear that town staff is willing to work with the applicant to find some common ground. There is little headway. Riccio asked Ms. Savage if the town would be blind to the fact that easements had been granted on that parking lot. She said certainly not, but with no funding stream to construct the lot, the town may not be able to spend the time involved to design it.

Riccio asked Simon if the town would design this lot, would he agree to the easements on all of the properties back there and to contribute his portion toward the construction of the lot at 142 Center

St.? Riccio suggested that it could happen when Sarah builds her lot and it could go out to state bid at the same time. Solury asked Riccio to repeat. "Once he has an approved site plan at 142 Center St and the tenant is going in there and he contributes money at that time for the construction of the parking, already designed by the town, and we have all of the easements in place." Solury asked if there would be a time constraint on that. Riccio answered that the time constraint would be put on it by the Planning & Zoning Commission. Riccio thinks it would have to happen prior to occupancy. Solury mused that if Simon never plans to have anything on the second floor, then nothing will ever happen.

Ms. Savage spoke to that. Ms. Mayo must apply for the zoning permit and begin the process by the end of March, 2011 and then she has 2 years maximum to construct that parking lot. The town owns some rights back there and there is another property owner who is willing to cooperate. Potentially, everyone is poised to move quickly with one more piece of this puzzle. The town can't control everyone else. She suggests that it is possible to construct a pass way to get to the parking at the rear of 142, even if it is informal parking graded with gravel, sooner than 148 may be paved.

**Town Planner, Mary Savage left the meeting to attend another.**

Chairman Solury opened the floor for residents to comment on this petition.

Michael Domian, 58 Doral Lane addressed the Parking Authority. He speaks about the overnight parking. He owns a building on the corner of Center and Liberty St and overnight parking for his tenants has been a problem. He is listening to the comments here today. This whole project is predicated on putting overnight parking elsewhere. He is in favor of a specific area for tenant's overnight parking, ideally at the Groggy Frog. Any stipulations on these spaces will be honored. Solury asked how many spaces are affected. Domian answered 4 parking spaces. Solury asked the address: 104-106 Center St.

Commissioner Florian feels that this issue should be on the agenda. He would be supportive of a temporary location immediately.

Commissioner Riccio made a motion that it be put on the agenda for the next meeting, a discussion on overnight parking and finding a temporary solution immediately and then a permanent solution. The motion was seconded by Commissioner Florian. The Chairman called for a roll call vote: Dziubek - yes, Florian - yes, Riccio - yes, Solury - yes. This will be added to the agenda for the next meeting.

Arthur Cyr, 103 Berlin Avenue addressed the Parking Authority. He is concerned about the continuation of what he considers "big number" waivers. Southington downtown is a great place to go. He feels that there is limited parking available west of route 10 until 5:30 until 10PM any day of the week. People park behind 98 Main St and walk to Machiavelli's and even further down. We still don't have Sarah Mayo's parking lot at 152. He challenges the Parking Authority to consider well giving out 50 car waivers for every property on Center St. A 30 car waiver means that we need parking for 30 cars for that location. He finds it upsetting to hear the Town Planner say that the property owner is supposed to be paying for a parking lot and the property owner stands here and says that it was never the agreement. That needs to be straightened out before this Parking Authority grants any waivers. Who is paying for that parking lot behind 142 and these other lots that will be municipal parking lots?

Riccio makes a comment. When this whole thing started there were no cars in Southington. There were junk cars abandoned in the parking lots and the place was a ghost town. The public parking problem is a good thing to have. It means growth and economic development. He thinks it is ludicrous that no waivers should be granted.

Attorney Denorfia ascends to the podium. He wants to clarify the 142 agreement. He said it at the last meeting and he feels it bears repeating. "When that site plan was made, there was an easement that was granted for the rear portion of the property on March 17, 2009. The town had ten years to build a parking lot. If the site was intensified, came back for site plan modification at 142 Center St, that intensified the use and required more parking, the applicant would build the parking lot." This was a stipulation made by Planning and Zoning. He clarified for Commissioner Riccio, if the office were to be built at 142 (which it is not) the applicant must build the parking lot. Riccio asked if this stipulation is on the public land records. Quirk states that it is in the easement and it should be on the record. Simon speaks about the CBZ-Central Business Zone. He is asking for a parking waiver so that he can bring an out of town business to Southington. He is going to contribute to the tax base. He is trying to revitalize his property and it is "like grinding gears."

Solury answers him. He understands that he is trying to help the town and he thinks it is good. By the same token, there is a 57 space parking waiver before him and Simon has some land that he could use to accommodate part of that waiver.

Simon says that Riccio had a great idea. Florian, who doesn't want to speak for Riccio, says that he thinks that he meant a permanent easement on all Simon's property. Simon adds that when 142 is intensified, that would be included.

Riccio says he meant an easement on all of the property back there, including the part behind 142. Florian wants clarification that Simon is willing to do that, and that it is a permanent easement. Riccio notes that his attorney states that once he intensifies the use of 142-which is not part of the application today-he will build the parking lot at that time. Riccio is fine with that. "If Simon will provide easements on all that, the town can get started to design a lot, we are 10 steps ahead of where we were yesterday." Solury comments that the question is, "if he ever decides to intensify 142."

Quirk has a question. There are 5 employee spaces shown on the site plan at 142. If the applicant provides an easement there, then at this point in time, he would need those 5 spaces added to the waiver so that it remains a valid site plan and that site can open.

The permanent easements were discussed at some length.

Attorney Denorfia states the concern as the access to the second floor and whether this easement will preclude ever building the second floor. The staircase has been removed. This was discussed.

Riccio, not wishing to speak for Mat, says Mat would be in favor of granting this if Simon were to give a permanent easement on all of that property back there, with the exception of what he would need for a staircase to the second floor.

Simon is working with his tenant at 142, and a new entrance to the second floor must be designed. He does not want to have decisions here affecting them. Simon states, "I would be willing to give a permanent easement." Riccio added "and all of the rest of the land behind Liberty St.?" Simon states, "As long as we would allocate overnight parking elsewhere."

Attorney Denorfia is concerned about Mary Savage's statement that if there is any change at 142 she will not sign off on the zoning permit for 142 set to open soon. The main goal right now is to open 142. After that, the next step is to expand 130.

Riccio recaps. Now we are talking about permanent easements on everything.

Solury sums up the situation. There needs to be many written commitments drawn up on this parcel. The town staff has a lot of unanswered questions. He is uncomfortable approving this until all of these strings are tied up and an agreement between the town and the applicant finalized. Dziubek agreed with Solury. He is concerned about the agreements with Mary Savage.

Attorney Denorfia understands. This has to go to Planning and Zoning. The Parking Authority can give a recommendation and make comments as necessary. The applicant is on a time constraint and he is concerned that P&Z will not address this, without some recommendation from the Parking Authority. He asks if a waiver can be given with stipulations and comments made. Solury understands, but explains that this board is looking for the town staff recommendations. The plan was submitted just last night. They have not reviewed the changes.

Commissioner Riccio makes a motion that the 57 space waiver, with an additional 5 from 142, be granted to the applicant subject to his agreement with Attorney Mark Sciota on permanent easements for all the land not needed for the construction of the buildings with the town, so that the Parking Authority can move forward with a municipal parking lot design. He further states that he does not feel a 57 (plus 5) space parking waiver is unwarranted given the fact that Simon has agreed on the record to give permanent easements on all of the property back there so that the town can get a proper design done. Dziubek interrupted to state that he did not hear Simon agree to that. Simon said that he did, from the floor. This would obviously be subject to staff review. There was a discussion between Riccio and Andrew Quirk about how this would affect 142. Riccio agreed to make the 5 employee parking spaces included in his motion if that became necessary. Commissioner Florian seconded the motion. Florian asked Simon what his thoughts were to a time frame. Simon states that as soon as he gets a tenant for the second floor at 142 he would move ahead. Florian asked if when that happens, and the use at 142 intensifies, Simon would pave that. Simon stated "Correct." He states that he had a discussion with Attorney Sciota about tax relief from the town. Florian asked how he would feel about a further stipulation in the motion that he would contribute his part to paving that lot within a 3-5 year period, or other time frame.

Attorney Denorfia had a suggestion. He did offer to bond and contribute the 7 spaces for tenant parking; that bond money would be up front in terms of a bond immediately.

Florian feels that permanent easement on the entire parcel is a huge step.

The Chair asked for a roll call vote: Dziubek - No, Florian - yes, Riccio - yes, Solury - no. The motion did not pass.

Commissioner Riccio made a motion to table this waiver request until next month. His motion was seconded by Commissioner Florian. There was no discussion on the tabling. The Chair called for a roll call vote: Dziubek - yes, Florian - yes, Riccio - yes, Solury - yes.

**Commissioner Riccio left the meeting.**

### **Use of Municipal Lots**

2011 Music on the Green

A request for use of the Bank of America lot, as in prior years, was presented to the Parking Authority by Gerry Lumer, concert coordinator. The concerts will be held between June 1 and August 31. Chairman Solury explained the upcoming construction project to take place soon in the Bank of America Parking lot. Gerry did report that during the Apple Festival it is very essential that the van and the sound person's truck be parked in the front. They are parked at 7am and they don't move until everything is gone. He wants to be on record that these vehicles are there for the Apple Festival. He spoke about the car show arrangements. There is some issue about the on street parking in the stage area and Gerry recommends a temporary tow zone on the afternoon of events. Since it is a police issue, Commissioner Florian suggested a letter of support to the police. A motion was made by Commissioner Florian to grant the request by Music on the Green as presented. Second was made by Commissioner Dziubek. The Chair called for a roll call vote: Dziubek - yes, Florian - yes, Solury - yes.

Apple Harvest Festival

Chairman Solury reads a letter from Mr. Champagne requesting use of the Riccio Way and Bank of America lots for this year's festival. Jim Champagne is present to report that the dates are September 30, October 1, 2 and October 7, 8 and 9 and the footprint remains the same. He reported new lighting this year. On September 28 and 29 prior to opening the police monitor the BOA lot. The carnival will be set up in the back half of the lot on Wednesday at midnight, state inspections will be done on Thursday prior to opening on Friday. Tents will be put up on the green on Monday, September 26 allowing Riccio Way to be open that day. There will be a few more tents. There is now a \$50,000 overtime expense for the police department to be met. Park & Rec is paid \$2345 for opening and closing the stage because it occurs on overtime. The fire department is paid for overseeing the fireworks. Branford Hall plans to bus his students this year as he has in the past. Frank has been more than helpful to this cause. The volunteer fire department in Plantsville still loads up the barrels to anchor the tents. Commissioner Florian made a motion to grant this request as presented. Commissioner Dziubek seconded the motion. The Chair called for a roll call vote: Dziubek - yes, Florian - yes, Solury - yes.

Cruz' in Congos

A request is received by letter from Meredith Meehan to allow overnight parking of about 20 cars in the lot next to the Congregational Church for their trip on June 7 and 8 from 6:30am on the 7<sup>th</sup> to about 9pm on the 8<sup>th</sup>. Notice of permission will be placed predominantly in each car windshield. Commissioner Dziubek made a motion to grant this request as presented. The motion was seconded by Commissioner Florian. The Chair called for a roll call vote: Dziubek - yes, Florian - yes, Solury - yes.

### **Public Communications**

Arthur Cyr, 103 Berlin Ave. There was a slip and fall last month in one of the municipal lots. This occurred in an area that had previously been targeted for repair in the lot behind the Masonic Lodge

in the last spot on the south side near 98 Main St. When the town repaved that parking lot, it was 2" lower and the water no longer flows down drive thru. Chairman Solury said he had recent knowledge of this fall. Commissioner Florian acknowledged that he knew exactly the area. At one time there was a drain there and after Tomasso paved that it was noted that the drain has disappeared. It has been brought to light a few times. Florian thinks that Tomasso made a mistake and it has been continually overlooked. Solury says he is aware of it, as well. This was addressed in the spring of 2009. He did not follow through to be sure it was rectified, but he will do so. Florian suggests that the town approach Tomasso to fix this.

#### **Commissioner Communications**

Chairman Solury notes that he received a letter dated March 3, 2011 from Attorney Meccariello, who is representing a Ms. Stanley for a slip and fall hazard at the aforementioned site. He has spoken with the Town Attorney who is taking care of this for us.

Chairman Solury reported that he was present at a meeting with Branford Hall in October regarding some parking issues there. One of the recommendations from the town was that Branford Hall secure some private parking to eliminate some of the parking congestion. He is pleased to report that Branford Hall has secured some private parking, 15 parking spaces behind the Elk's Lodge on Main St. Solury looks forward to a continuing congenial working relationship with Branford Hall.

#### **Submissions of Bills and Payments**

Chairman Solury presents two bills from the stenographer for the Special Meeting of March 8, 2011 and today in the amount of \$118 each. He also presents a bill for approval for purchase of a tape recorder to be used when this commission meets in the conference room, in the amount of \$50.87. Commissioner Dziubek made a motion to accept this bill for payment. The motion was seconded by Commissioner Florian and it passed on a voice vote.

#### **Signs**

This is tabled in the absence of Commissioner Riccio.

#### **Bank of America Lot Islands/Restriping**

Chairman Solury reminded the commission that this project must be addressed since it depends on holdover funds. The lot was redesigned and put out to bid. Three bids were received, between \$7500 and \$10,500—all over budget. Quinlan had bid on the smaller islands at \$3200 for 8 x 5 and \$4268 for 9 x 5. With a redesign, Florian feels the numbers could be within range of budgetary requirements. This will be discussed with Tony Tranquillo. This project must go through the proper channels, but Solury thinks there is still enough time.

#### **2011 Maintenance Contract**

The lot maintenance contract with Schmidt Landscaping is up for review. Last year the bid was for a three year package, with no increase for this year. The work meets Parking Authority standards. Service is from May until October. Commissioner Florian made a motion to continue the contract with Schmidt Landscaping for 2011, in the amount of \$5180. Commissioner Dziubek seconded the motion. The Chair called for a roll call vote: Dziubek - yes, Florian - yes, Solury - yes. Commissioner Dziubek will notify them.

**Schedule Spring Walk of Lots**

This was tabled for discussion in April.

**Adjournment**

Adjournment was called for by Commissioner Dziubek at 3:29PM,  
seconded by Commissioner Florian. All were in favor of adjournment.

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