

Minutes of the Planning Board Meeting held on May 21, 2002 at 7:30 P.M. at the Department of Public Works, 120 Winter St.

Present: Paul Dillon, Chairman, Paul Hurley, Walter Flynn and Mary Akoury

Staff: Rod Fuqua, Principal Planner, Paul Halkiotis and Andy Sumanadasa

Meeting called to order at 7:35 P.M.

COLUMBIAN SQUARE UPDATE – Paul Halkiotis

Mr. Halkiotis gave the Board a brief history. One of the recommendations in the Master Plan is that each of the four (4) squares be revisited for economic development and aesthetics.

There are five (5) elements to the Columbian Square project:

1. Rebuild the municipal parking lot
2. Install traffic improvements
3. Streetscape improvements
4. Install ornamental street lighting
5. Relocate the utilities underground

The consultant is focusing on a more strategic plan within the Master Plan and recommends the installation of a roundabout.

At this time, Mr. Halkiotis turned the floor over to Mr. Sumanadasa, Traffic Engineer.

Mr. Sumanadasa said that Louis Bergeron and Associates are working on a design for the roundabout. The best solution is a two (2) lane approach. Currently, there are 67 parking spaces. With the roundabout the amount of spaces would be reduced to 48. Parking will be lost at each of the following intersections – Pleasant, Columbian and Union Streets.

Mr. Halkiotis stated that one of the goals is for vehicle and pedestrian safety. From 3-5 P.M. two (2) cameras will be shooting at the same time and will be watching angle parking, pedestrians, and traffic.

There are four (4) alternatives as follows:

1. No action.
2. 4-way stop signs
3. Signals – both pedestrian & vehicular safety would be improved.
4. Roundabout – it would be a shorter distance for pedestrians to be within the traveled way. Another benefit is that aesthetically it makes the square look a lot better.

Given the four (4) alternatives, the roundabout emerges as the preferred option. Mr. Sumanadasa is fine tuning the design.

They have received concerns with regard to the roundabout relative to the loss of parking spaces, duration of the construction and the impact on businesses.

Mr. Dillon referred to upper Jackson Square and said that it worked well for the merchants.

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With regard to the parking issue, Mr. Halkiotis said Mr. Sumandasis is trying to save parking spaces.

Mr. Halkiotis said that the parking lot in back of the buildings currently has 128 spaces. We would like to bring the amount of spaces up to 139 and do some landscaping and curbing.

Discussion ensued relative to the parking lot.

Councilor Smart asked how many spaces would be lost for parallel parking? Mr. Sumanadasa said that half of them would be lost.

Mr. Flynn said that a municipal parking lot would be a benefit for the area.

Discussion ensued with regard to the width of the roadway. The roadway would be 30 feet wide to allow for trucks to turn.

Mrs. Akoury would appreciate some examples of roundabouts and what is being proposed. It is important that the merchants be kept informed with updates on a regular basis.

Mr. Dillon asked if the square would be shut down during the high point of the construction. Mr. Sumanadasa said “No”.

Pedestrian crosswalks will be identified by white lines and signs.

Maintenance may become an issue and the merchants need to make provisions – i.e. adopt an island, sweep and clean up.

With regard to traffic, Councilor Smart asked how many 18 wheelers go through? The count has not been done as yet.

Discussion ensued with regard to funding for this project.

Mr. Flynn said the issue of municipal parking stickers and the process for, needs to be addressed.

Councilor Smart said the residents are fearful of anything that looks like a roundabout (rotary).

Mr. Sumanadasa gave out packets of information.

FORM A

Century Road – this is before the Board of Appeals. There are 2 existing lots and both have frontage on Century Road.

Motion by Mr. Hurley seconded by Mr. Flynn to endorse the Form A. SO VOTED.

Mt. Vernon West – a corner has been taken out of the existing lot. The neighbor has a straight lot line. The frontage is not affected.

Motion by Mrs. Akoury second by Mr. Flynn to endorse the Form A. SO VOTED.

Washington Street – Walgreens piece. Plan combined 4 separate lots into one.

Motion by Mr. Flynn seconded by Mr. Hurley to endorse the Form A. SO VOTED.

ZONING UPDATES

Mr. Fuqua stated that the State approved the Master Plan and the Town has received \$30,000. The firm of McGregor Associates has been working with us to update the zoning ordinance. Several components have been completed. Once everything is finalized, the scope will be brought to the Board Members.

Mr. Clarke, Rod Fuqua, Paul Halkiotis, Jeff Coates, George Lane, Councilors DiFazio and Smart will meet with the consultant periodically.

Mr. Fuqua said that a vote of the Board is needed to have Mr. Clarke sign all plans – subdivision and Form A plans, endorse Form A plans and sign subdivision contracts.

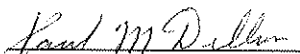
Motion by Mr. Flynn seconded by Mr. Hurley to allow the Director of Planning and Community Development to sign all plans for or on behalf of the Planning Board. SO VOTED.

Motion to adjourn. SO VOTED.


Meeting adjourned at 9:00 P.M.

Respectfully submitted,
Annette M. Cignarella
Recording Secretary

APPROVED:



Paul Dillon, Chairman



Date