

**BRISTOL DEVELOPMENT AUTHORITY
DOWNTOWN COMMITTEE
Regular Meeting Minutes
MONDAY MAY 24, 2010 4:00 P.M.
Council Chambers, City Hall, Bristol, CT**

ATTENDEES: Mayor Arthur J. Ward Chairman, Commissioner Goldwasser,
Commissioner Driscoll

OTHER COMMISSIONERS: Commissioner Cassin

STAFF: Jonathan Rosenthal, Executive Director

OTHERS PRESENT: Raymond Rogozinski, Assistant City Engineer, Roger Rousseau,
Purchasing Agent

GUEST: Mr. Melnick, 153 Church Street; Attorney Fred Moracco, Attorney Robert Cohen

The Bristol Development Authority Downtown Committee meeting was called to order by Chairman Mayor Arthur J. Ward at 4:05 p.m.

1. **To accept the minutes of the Downtown Committee meeting of March 22, 2010 with correction that Commissioner Driscoll was not present and did not second motion #4. Commissioner Goldwasser seconded. Motion passed.**
2. **Correspondence/Communications- None**
3. **New Business by Staff:**

A. HJ Mills Property Design- Mr. Rogozinski gave a brief summary of the 7 conceptual designs for the property. He informed the committee that an intern, Mike Stringer, designed one of them that was presented. Mr. Rosenthal informed the committee that their decision will be forwarded to the board tonight for their approval. The staff met with Mr. Melnick and it was determined that he has no legal right and is actually going over the city's property. Chairman Ward stated that easements will be put into place.

MOTION by Commissioner Goldwasser to approve design D for a parking lot on the former H.J. Mills property on Church Street and to request that Public Works Department prepare final documents for construction bid, and to forward to the full Board of the Bristol Development Authority and the City's Land Use Boards for their approval.

The Development Authority board needs to consider public input and exercise their own judgment to determine the design of the H.J. Mills parking lot. Some details not shown in the initial drawing might be specified in a separate motion. Those details suggested by the BDA staff include

1. **Full pedestrian pathways through the site utilizing islands where necessary**

2. Use of North Main Street sidewalk standard for street sidewalks
3. Use of same lighting as North Main Street Streetscape
4. Maximize number of appropriate trees for shade and aesthetics
5. Utilize a stone fence complementary to Bracket Park masonry to screen the parking
6. Use wrought iron fencing, where needed, along the watercourse
7. Provide minimal seating near roadway
8. Provide for planting beds near entrance and provide for surveillance cameras
9. Include a connection to the adjoining property at 153 Church Street subject to property easements reviewed by Corporation Counsel.

Seconded by Commissior Driscoll. Motion passed.

Chairman Ward thanked Mr. Stringer for his submission of design G.

B. Capital Budget Actions: Mr. Rosenthal stated there is approximately \$43,395 left in the account. He suggested that any balance left over from the Streetscape project be applied to this program.

C. Downtown Rehabilitation & Restaurant Applications: Mr. Rosenthal stated that a few more applications were submitted but only one is ready to start work, Sound Unlimited.

MOTION made by Commissioner Goldwasser to approve the application submitted by Sound Unlimited for 70% funding of eligible expenses up to \$47,593 subject to any historic renovation requirements and completion by June 30, 2011 unless extended by the State of CT and subject to available funds. Motion seconded by Commisioner Driscoll. Motion passed.

Attorneys Fred Moracco and Robert Cohen are in process of purchasing the old Armory building from the State. Their plans to bring the building to code include a hockey rink, a sports store and a restaurant. Estimation of the project is \$750,000.

4. Old Business by Staff:

A. Award for Streetscape

MOTION by Commissioner Goldwasser and seconded by Commissioner Goldwasser to recommend approval of Martin Laverio Company for construction of the Main Street Streetscape in the amount of \$1,238,767.55 and to forward to the full BDA board for their approval. Motion passed.

B. Update on Triplett building- Mr. Rosenthal had a tour last week and said it was completely gutted on the second floor. Mr. Triplett expects the renovations to be completed by July.

MOTION by Commissioner Goldwasser to file the report and seconded by Commissioner Driscoll. Motion passed.

- 5. New Business by Commissioners: None**
- 6. Old Business by Commissioners: None**
- 7. MOTION by Commissioner Goldwasser to adjourn the meeting at 4:55 with Commissioner Driscoll seconding. Motion passed**

Submitted by:
Heidi Caruso