

**WATERFORD TOWN CENTER DEVELOPMENT
AD-HOC COMMITTEE
MEETING MINUTES
April 24, 2024**

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ATTEST: *St. J. K. Wagner*
TOWN CLERK

Members Present: Chairwoman Miriam Furey-Wagner, Melissa Chiappone, Traci Santos, Nancy Sugrue (arrived 5:10 pm), Crissy Waggoner

Staff Present: Jonathan Mullen, AICP, Planning Director; Ryan McNamara, Director of Recreation & Parks

1. CALL TO ORDER

Chairwoman Furey-Wagner called the meeting to order at 5:00 pm.

2. APPROVAL OF THE October 17, 2023 MEETING MINUTES

MOTION: Motion made by Committee Member Chiappone, seconded by Committee Member Waggoner, to approve the October 17, 2023 meeting minutes.

VOTE: 4-0

3. REVIEW: UPDATE OF CIVIC TRIANGLE PROJECT

Mr. Mullen provided a status update of the project to the Committee

In the northern portion of the park:

- Concrete ADA compliant walkways to the bathrooms, gazebo and down to the pond are complete
- Hydro seeding of the lawn area is complete
- Lights along the walkways are installed

In the southern portion of the park:

- Boardwalk is installed
- Cable railing with LED lighting is 75-80% complete
- A wetland seed mix has been put down on the eastern side of the pond
- Dredging is complete
- Turtles have been successfully returned to their habitat. The logs installed for wildlife are working, turtles are already sunning on them.
- The stone wall is 80% complete
- Construction has begun on the Arnold Holm memorial sitting wall with rectangular permeable pavers in shades of grey; stone will be bolted down with memorial plaques

Work to be completed includes: ADA compliant walkways round the pond and connecting to the library parking lot, additional tree clearing and additional handicap parking in the Library and Veteran's Memorial Park parking lots.

Chad Frost of Kent and Frost Landscape Architects explained the project was delayed several times due to the rain. The dredging is completed and the water quality of the pond is good. The aeration and circulator pumps will go in when the electrical service is restored to the pond area.

Mr. Mullen added that the northern section of the park will be open to the public when the new lawn has been established. He anticipates the entire project to be completed by the end of June. He also explained that the project had to go back before the Planning & Zoning Commission requiring changes to the plan and incurring additional costs. RTM and Finance approved additional funds required for ADA accessibility and handicap parking. Additional projects were removed from the plan due to lack of funding; Recreation and Parks will fund additional projects as resources become available.

4. REVIEW OF PARK AMENITIES

Mr. Mullen provided pictures of benches and garbage/recycling bins for the committee to review. The

First Selectman requested the committee look at less expensive alternatives to the originally specified amenities. The benches and garbage/recycling bins will be paid for with state funding from the sale of alcohol "nips" and not with ARPA funds.

Mr. McNamara inventoried all Waterford public space garbage/recycle bins and provided a list of requirements. The committee agreed:

- Garbage bins should be standardized for all Waterford public spaces to be esthetically attractive and have a natural look
- Containers should be a reasonable cost
- Containers need to have a side door access for easy cleaning and be covered on top
- Four double containers are proposed (garbage and recycle bins next to each other); they will be put on concrete pads in 4 locations on Civic Triangle
- 35-gallon containers are proposed
- Containers must be clearly labeled for garbage and recycling

The committee was not able to come to a consensus with the options provided; Chairwoman Furey-Wagner asked for additional options for the committee to consider at the next meeting.

Mr. Frost described the proposed benches for the project. Four backless benches and five benches with backs are proposed. Some options may provide a cost savings. Benches should be:

- Similar to other benches in the town; most are primarily black steel with brown slats; the library has purchased memorial Adirondack chairs that are attractive and being used frequently
- Need to be specific sizes for the space selected
- Must be weather resistant and have a warrantee
- Must be able to be replaced with the same bench if needed
- Backless benches will provide ADA access
- Proposed benches would be made with thermal modified ash trees, this process removes the sap and the wood acts like pressure treated wood and is considered a sustainable product. The alternative plastic material is hot and uncomfortable and not as sustainable as the thermal modified ash.

Mr. Frost added the lighting, railing on the boardwalk, benches and garbage bins, stone walls and walkways for the project are a transitional style and were selected to coordinate with each other.

Nick Gauthier (resident/RTM member) asked if the picnic tables will return and if there will be covered spaces. Mr. McNamara said the tables will be returned and umbrellas will be added as funds become available.

MOTION: Motion made by Committee Member Chiappone seconded by Committee Member Waggoner to accept the originally specified benches for ADA compatibility, made with the thermal modified sustainable ash product and properly sized for the locations of each bench.

VOTE: 5-0

5. ADJOURNMENT

MOTION: Motion made by Committee Member Sugrue, seconded by Committee Member Chiappone to adjourn at 6:02 pm.

VOTE: 5-0

Respectfully Submitted,



Kim Powell, Recording Secretary