

MAIN STREET ADVISORY COMMITTEE MINUTES MARCH 21, 2013

Note: Minutes are not final until reviewed and approved by the Committee. Review and approval generally takes place at the next regularly scheduled meeting of the Committee.

The Main Street Advisory Committee (MSAC) met on Thursday, March 21, 2013 at 4:00 p.m. Members present: Lee Dunham, Nancy Carlson, Norm Skantze, Scott Self, Barbara Skuly, Mike Gomarlo & Nick Lupinen (standing in for Susan Karalekas of the Bridges Inn). Karalekas arrived at 4:15 p.m. Town Planner Sara Carbonneau was also present. The purpose of the site visit was to make observations about the current state of Main Street.

Carbonneau provided MSAC members with the following:

- MSAC member contact information;
- MSAC charge by the Board of Selectmen;
- Tax maps, deeds and aerial photos showing the target area;
- Assessing cards of town owned properties in the target area;
- List of potential funding sources (capital & expendable reserve accounts and balances as of 12/31/12);
- Street-scape improvements as included in the Meet Me On Main! Charrette Final Report; and
- Cost estimate prepared by Dunham in 2012.

The charge of MSAC was briefly discussed. It was decided that it would make sense to include the section of Main Street on the west side of the Thompson Covered Bridge. It was also decided to keep in mind that North and South Winchester Streets may be connected in the future, but NOT to count on it any time soon.

Issues and ideas raised when viewing Main Street:

- Sidewalks are not ADA compliant.
- Most hydrants are not operational - tags marking the hydrants as such are not all in place.
- Hydrant in front of Swanzey Township Housing is operational.¹
- Lack of parking (especially for Stratton Library and Whitcomb Hall).
- Street lights are there, but not adequate for pedestrian use and lack aesthetic appeal. (It was suggested running the conduit for the lights when the street is re-done, so that it does not have to be torn up a second time if the lights cannot be afforded when the initial work is done.)
- Varying width of pavement.
- Roofline of West Swanzey Fire Station should be re-done to match the gabled/pitched roofs in the area.

• ¹ It was later determined that an 8" water line (running under the river) serves the project.

- Lack of green space/landscaping at Fire Station.
- May want to consider renaming street on the west side of the bridge. (Rename both California Street and Main Street?)
- Granite foundation blocks in the West Swanzey AA building could be used in front of Whitcomb Hall (that area currently has a concrete retaining wall).
- Investigate utilities being laid underground.
- Question whether the west side of the Fire Department structure encroaches on neighboring property.
- Investigate whether the acquisition of the parcel on the east side of the river (approximately 6 acres) owned by Swanzey Township Housing Assoc. (Map 72, Lot 29) can be accomplished.²
- Fire suppression system for the bridge is not live.
- When Main Street is torn up, utilities including water, sewer, electric, etc. need to be considered for placement at that time.
- Parking area on southeast side of the bridge could be "enhanced."
- Drainage concerns and whether the stormwater could be filtered more prior to being discharged into the river.
- Traffic count information would be helpful.

It was noted that the Board of Selectmen have established a new committee to research the potential acquisition of the West Swanzey Water Company. Self and Skanzte have been appointed to this committee - so there can be cross-communication.

Dunham stated that it is clear that an engineer will need to be retained to develop the plans for this project. It was acknowledged that the rehabilitation of Main Street will not take place in 2013. MSAC members noted that July 1, 2013 deadline for reporting back to the Board of Selectmen.

Next meeting scheduled for WEDNESDAY April 3rd at 4 p.m. at West Swanzey Fire Station. Prior to the meeting, please provide Carbonneau with a list of ideas that you would like to see included in the Main Street project.

Submitted by,

Sara H. Carbonneau
Town Planner

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- ² By vote at Town Meeting 2004 "it was voted in favor of authorizing the Selectmen to accept, on behalf of the Town, a portion of Tax Map 72, Lot 29 approximately 7 acres in size abutting the West Swanzey Fire Station, Thompson Bridge, Ashuelot River and Ashuelot Street, and to raise and appropriate the sum of \$3,000 to fund costs associated with surveying and transferring the property to the Town." On March 26, 2013 Carbonneau spoke with Keith Thibault, from Southwestern Community Services, who reported that he would do some research to see if this transfer can take place. Thibault stated that the deal "fell apart" on the SCS end due to the paperwork needed to ensure the underwriters that this would not be a taxable event. Note that the conveyance of the parcel to the Town was NOT a condition of the site plan approval.