



OLD TRAIN STATION COMMITTEE

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, CT 06801 (203) 794-8514

MINUTES OF MEETING

Thursday, August 26, 2010 -3:00 p.m.
Clifford J. Hurgin Municipal Center - Meeting Room "A"

PRESENT: Rich Straiton, Andrew Morosky, Frank Ventrella,
Steve Palmer, Robert Kozlowski

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TOWN OF BETHEL
TOWN CLERK

Discussion of two changes from the original Train Station Proposal awarded to Bethel Cycle

Frank Ventrella called the Meeting to order at 3:02 p.m.

The committee members discussed the first change to moving the patio/terrace area to the north side of the Train Station facing Greenwood Avenue. This change was made because Metro North will not allow any improvement behind the Station adjacent to the tracks. The committee needs to see revised elevations because Bethel Cycle is proposing a pergola over the patio/terrace area. This modification must be reviewed by the Town's Village District Consultant and the Planning & Zoning Commission. Steve will contact the Architect to inform him of the requirements.

Clarification is needed on whether the exiting canopy can be renovated and who will assume responsibility for approvals because it is on Metro North property. If Bethel Cycle is to renovate the canopy Metro North/DOT requires flag men.

The second change was for Bethel Cycle to enter into a ten year lease verses a 5 year lease as was originally proposed. This change can not be considered until some issues on the property are determined by the Town. There are costs that will be the Town's or Bethel Cycle's responsibility which will increase the renovation costs which would affect the lease agreement. Estimates and quotes are needed for the following items ASAP so that the two parties can determine who will pay for what and how much.

Drainage and Paving costs: The parking area right now is higher than the finished floor of the building resulting in stormwater draining into the Building. If Bethel Cycle can raise the floor in their renovation the parking lot would be lowered by 6-10 inches. Otherwise the lot would need to be lowered by about 18 inches. Andrew will work with Bob Dibble to get these costs.

Oil tank removal cost / Removal of vegetation on and around the stone wall cost / striping of parking lot cost.

A finalized parking lot plan is also needed ASAP so that it can be submitted to the P & Z Commission.

The committee will meet next week to try to finalize all of these issues and designate specific people to do what isn't finalized.

As there was no further business to come before the Committee, Frank Ventrella made a motion to adjourn the meeting at 4:05 p.m., which was seconded by Rich Straiton. Vote, all in favor, motion unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank N. Ventrella". The signature is written in a cursive style with a large, stylized initial "F".

Frank N. Ventrella, Purchasing Agent