



**Meeting  
Notes**

Attendees: Mike Stone, Main St. Mrket  
David Bauer, EDC Member  
Trevor Davis, TD Comm. Real Estate  
Phrances Szewezylce, Common  
Council  
A. Meyers, Russell Library  
Phil Cacciola, City  
Mario Saraceno, Common Council  
T. Cheesman, MAT  
Chief Lynn Baldoni, MPD  
Craig Elkin, MPD  
Rick Kearney, City Planning  
Nilesh Patel, ConnDOT  
Gerry Daley, Common Council  
Joe Belrse, Common Council  
Jen Alexander, Dwtm Business Devel.  
Izzi Greenberg, NEAT  
Bob Santangelo, Common Council  
Bill Cranshaw, VHB  
Ryan Malloy, VHB  
Matt Blume, VHB

Date/ September 10, 2007  
Time: 6:30 PM – PAC Meeting

Project VHB: 41290  
No.: State Project No: 82-297

Place: Russell Library  
Middletown, Connecticut

Re: Middletown CBD Parking and Traffic Study –  
Parking Advisory Committee Meeting

Notes  
taken by: RM

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Bill Cranshaw of VHB began the PAC meeting discussion regarding the referenced project.

**Arcade discussion:**

1. Lot of money for number of spaces.
2. Egress still on Court Street? VHB – exit and entrance on Dingwall & Court.
3. Very aggressive with green space. Could double surface parking.
4. Could put building on site of surface parking.
5. Could the police lot still be decked? VHB - YES, the garage will be built so it can be added.
6. What is the useful life of the deck? VHB - It is at the end of its useful live.

7. Redeveloping Arcade as a deck, would lose economic development potential.
8. Prefer to not do anything on Arcade and save it for development.

**MAT Discussion:**

1. Theater lobby should not come down. Does not need to come down, but could be reused.
2. MAT:
  - a. Would recommend Alt. 3 to board
  - b. Alt. 2 would be second. Improvement to separate cars and buses. Need to consider trucks coming into ION.
  - c. Likes flow in Alt. 3.
3. How many buildings would go in the two alternatives? Two in Alt. 3 and one in Alt 1.
4. Alt. 2 looks safer because of more separation of cars and buses.
5. Are loss of taxes in buildings coming down quantified in cost? VHB - no, City - Court Street property provides 3-4,000.
6. Why not Alt 4 over Alt 2?
7. Would it be better to separate the two driveways? Possibility for Alt 3.
8. MPD - Prefer Alt 3 because it separates cars and buses
9. From a DBD perspective, concerned about taking down a building and adding curb cut.
10. What is cost difference between Alt 2 and Alt 3? Alt 2 is cheaper because it has less land cost?
11. Motion to recommend Alt 2.
12. Best alternative from bus driver's perspective is Alt 3, (not MAT or transit driver comment)
13. Alt 2 or Alt 3 seem about the same in terms of safety, but prefers Alt 2 because fewer buildings come down.
14. Six in favor of recommending Alt 2, five against. Second choice is Alt 3.
15. Design cut into backyard water tower and garbage area of Main Street Market. VHB - Not final design, that can be accommodated.
16. Need to make sure that the sight line is not taken in Alt 3 and Alt 4. VHB - Can be addressed in Final Design.

**Melilli discussion:**

1. Melilli is priority. Do something on library if money is left over. Try to reprogram other money for Arcade.

2. Present this in order:
  - a. Melilli
  - b. Transit
  - c. Library or Arcade
3. Need something about multimodal presented.
4. MAT:
  - a. Almost all buses have bike racks – steady growth
  - b. No one wants bus shelter in front of business or home
  - c. Potential for advertising on shelter to cover costs
  - d. Shelters/stops could save bus operation time.
5. Bike racks, trolley, signs, meter technologies still need to be discussed.
6. MAT – many projects fail because there is not a state match.
7. Last public workshop – need full presentation at public workshop. Could add operational recommendations. Need to demonstrate that the public has been listened to.
8. Include other things that came out: Short-term, Mid-term and Long-term.
9. Operational recs are really important to downtown.
10. Police parking in courthouse garage is not a good option, but City employees can.
11. Need summary presentation (30 minutes)
  - a. Where we are going
  - b. Public input.