

Palazzini, Danielle

From: Rupert, Jim
Sent: Monday, February 12, 2024 10:45 AM
To: Carson, Patrice
Cc: Palazzini, Danielle; McCavanagh, Kathleen; Gwen Marrion
Subject: 8-24 Referral

Internal (jrupert@boltonct.gov)

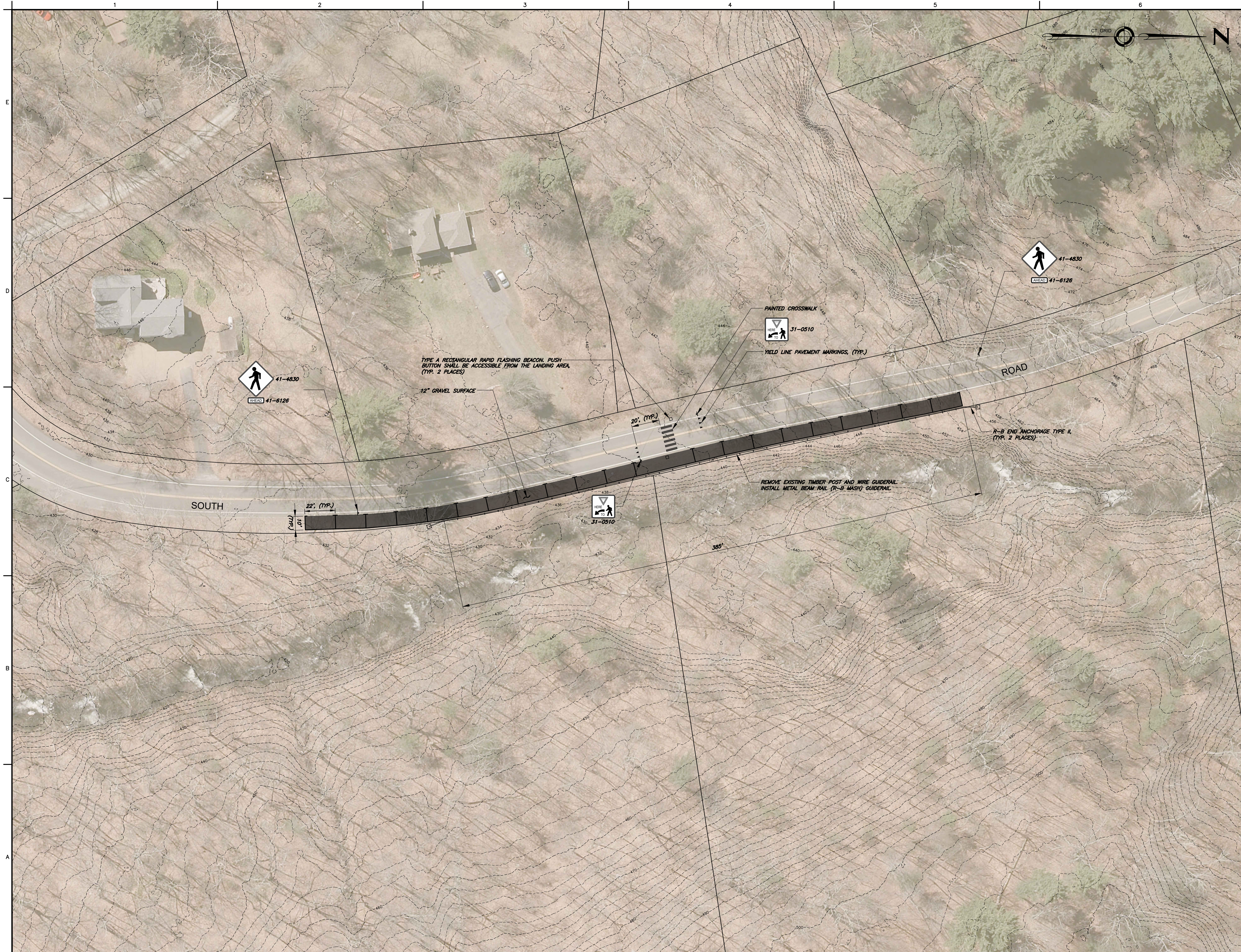
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Dear Patrice,

I would respectfully request that an 8-24 referral be on the P&Z agenda for this week. It is time sensitive based on a grant application due date. The referral is to consider a parking area for the Greenway on South Road. Some members may recall acting on an area near Munsons about a year ago. The BOS have decided there are too many safety concerns to move that project forward and this is an alternate to that. I will send the plans in a separate email. It is likely that if this moves forward after the BOS meeting tomorrow evening that Selectman Gwen Marrion and I will attend the P&Z meeting to respond to questions.

Thank you,

James Rupert
Bolton Town Administrator



- NOTES:**
1. In General, Lower Case Text Identifies Existing Features/Conditions
 2. IN GENERAL, *UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.*
 3. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.
 4. AERIAL IMAGE FROM CTECO ORTHOPHOTOGRAPHY 2016.
 5. CONTOUR INFORMATION TAKEN FROM CTECO LIDAR DOWNLOAD.

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GRAPHIC SCALE
 0 10 20 30 40 50
 SCALE: 1"=30'

TOWN OF BOLTON, CONNECTICUT

SOUTH ROAD
 NATHAN HALE
 GREENWAY
 PARKING AREA

SITE LAYOUT PLAN

CONCEPTUAL

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 Consulting Civil and Environmental Engineers Since 1972

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JOSEPH M. DILLON, P.E.
 CT REGISTRATION No. 22903

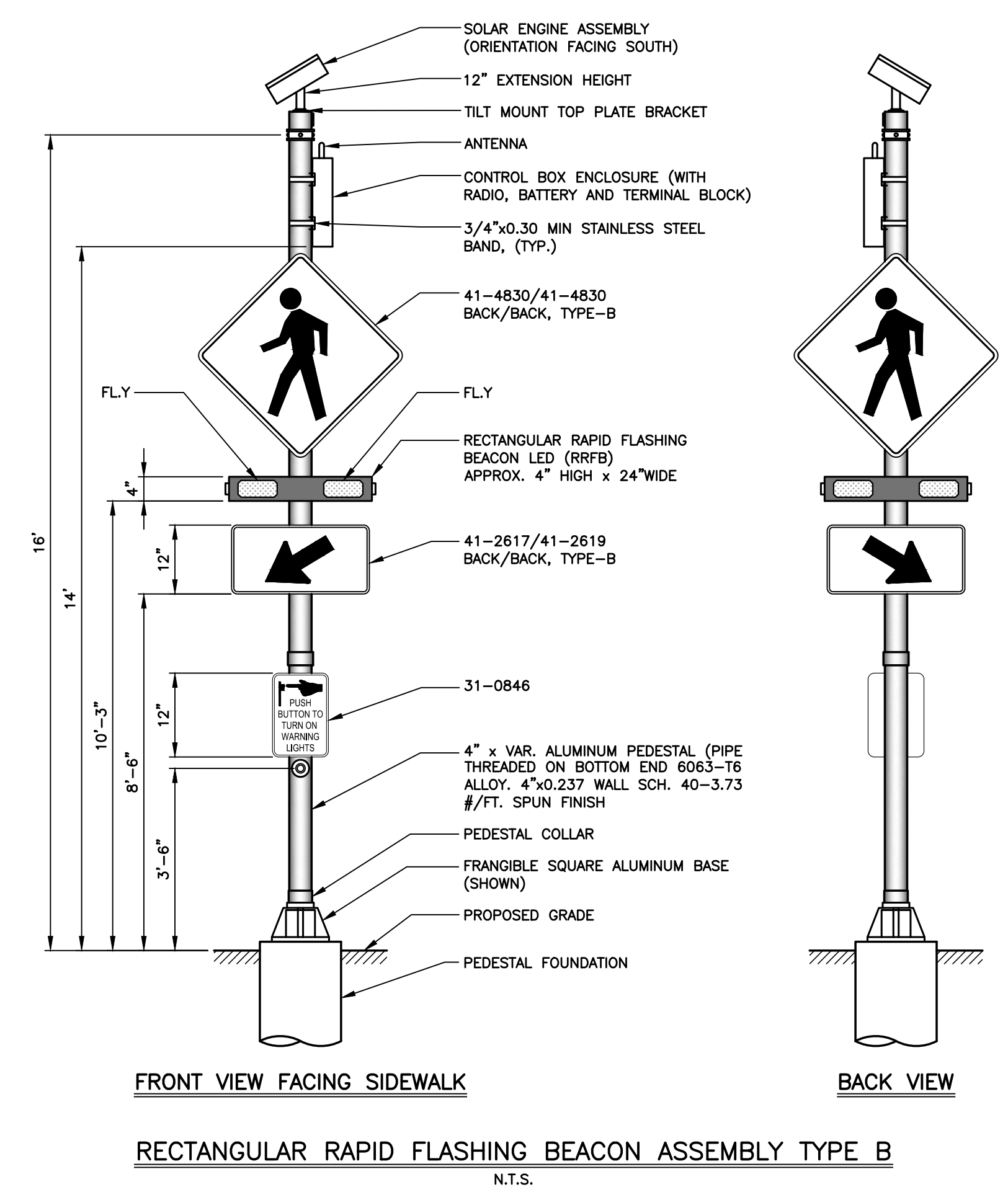
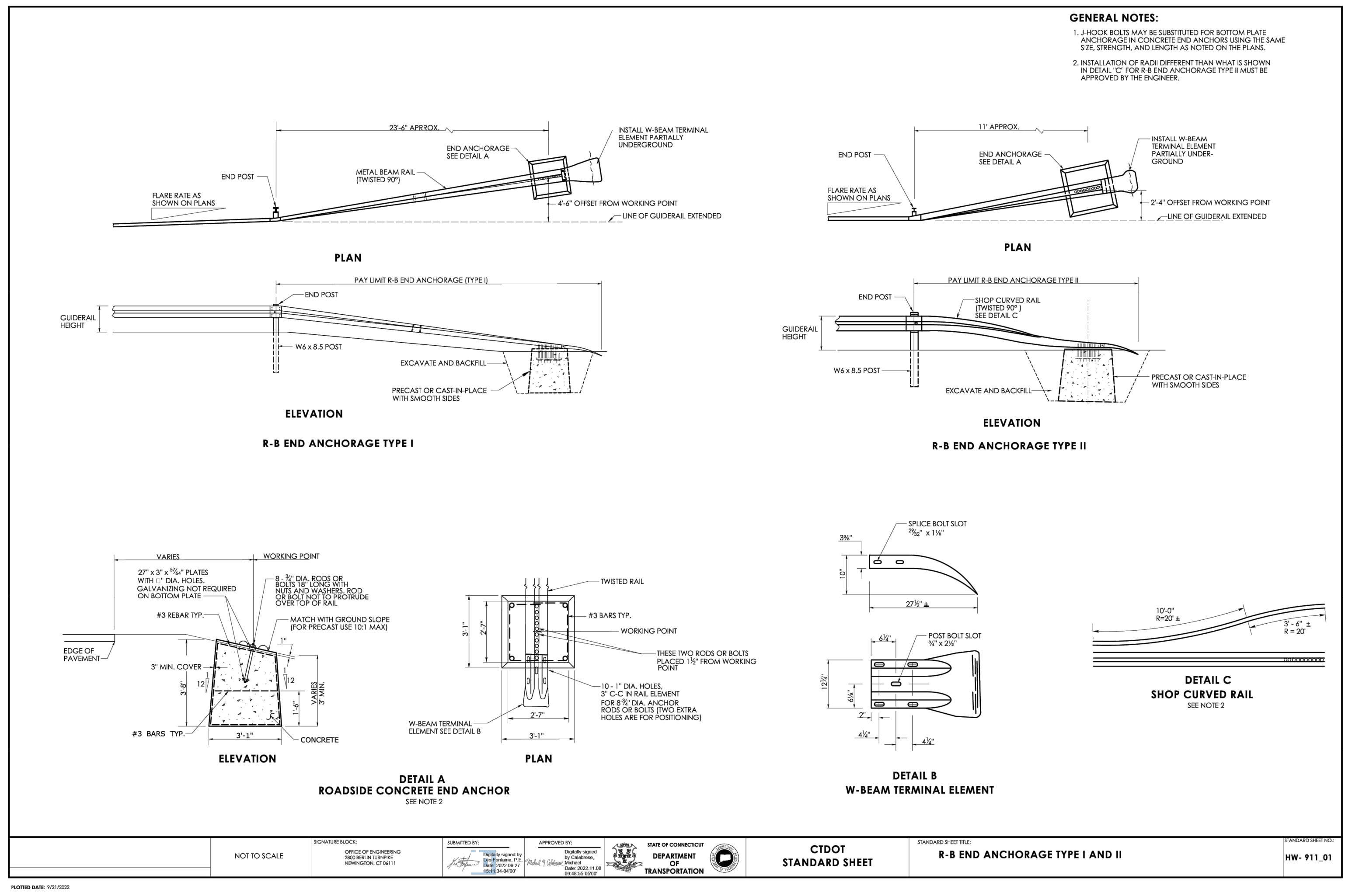
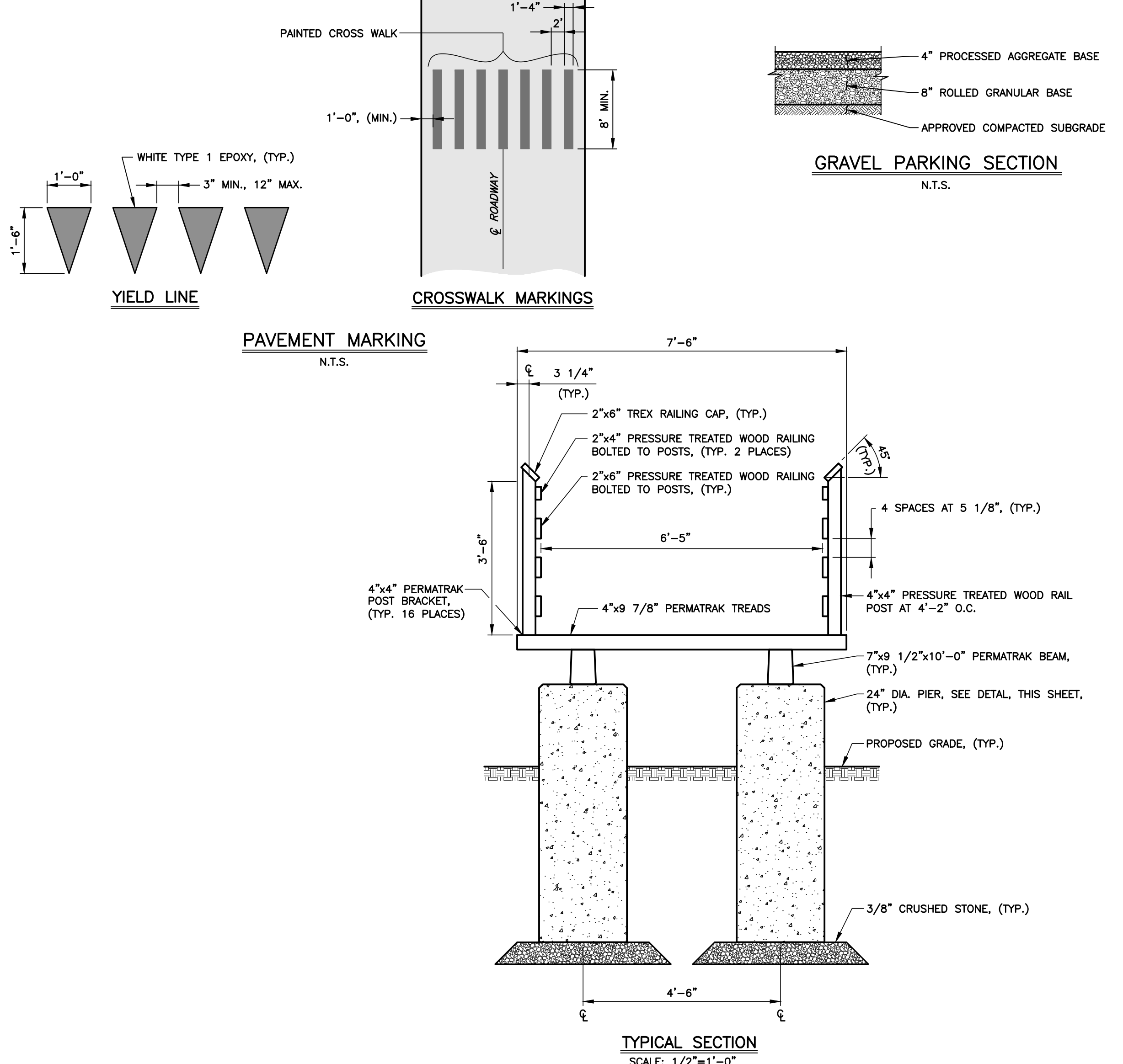
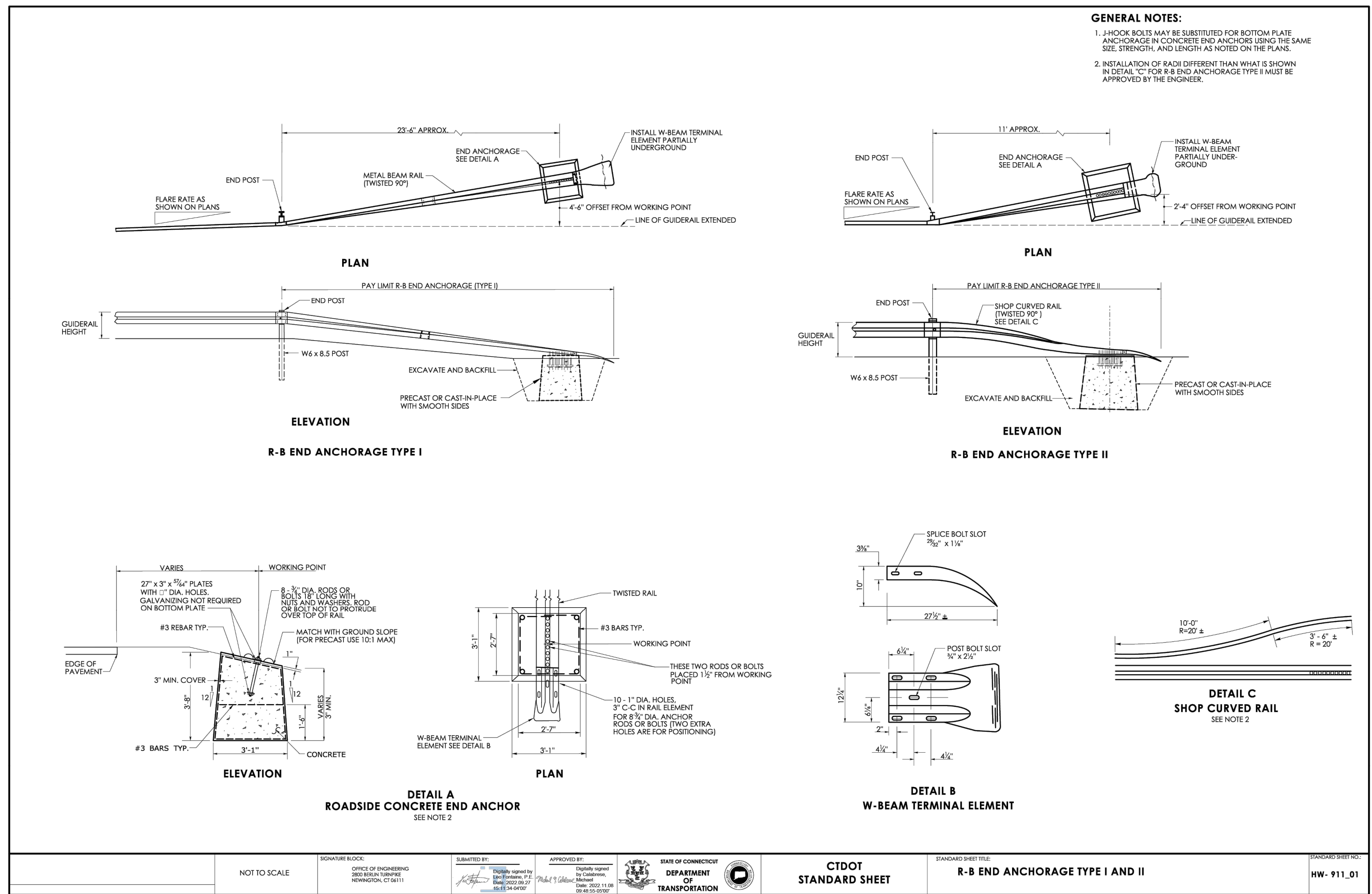
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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
 SCALE: 1"=30'
 PROJECT No.: 09630047
 CADD FILE: 09630047SP-SOUTH RD
 DESIGNED: WJE
 DRAWN: CEB
 CHECKED: CEB

SHEET No.:
1 OF 2

I:\CADD\09630047SP-SOUTH RD.dwg, 2/1/2024 1:27:51 PM, AutoCAD PDF (General Documentation).pc3



NOTES:

- 1.

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TOWN OF BOLTON, CONNECTICUT

SOUTH ROAD NATHAN HALE GREENWAY PARKING AREA

DETAILS

CONCEPTUAL

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REVISIONS		
No.	DESCRIPTION	DATE

DATE: FEBRUARY 2024
SCALE: 1"=30'
PROJECT No.: 09630047
CADD FILE: 09630047D-SOUTH RD
DESIGNED: WJE
DRAWN: CEB
CHECKED: CEB

SHEET No.:
2 OF 2

2024 Concept Design Construction Cost Estimate

Town Name: Bolton, CT

Project Name: South Road Parking Area for Nathan Hale Greenway

Major and Minor Contract Items

Item / Description		Unit	Quantity	Unit \$	Total Cost
0202000	Earth Excavation	CY	270	\$ 23.71	\$ 6,401.70
0304002	Processed Aggregate Base	CY	180	\$ 55.92	\$ 10,065.60
0406171	HMA S0.5	TON	60	\$ 135.23	\$ 8,113.80
0406172	HMA S0.375	TON	60	\$ 170.46	\$ 10,227.60
0910300	Metal Beam Rail (R-B MASH)	LF	385	\$ 32.13	\$ 12,370.05
0911924	R-B End Anchorage - Type II	EA	4	\$ 2,114.43	\$ 8,457.72
0912504	Remove Two Cable Guide Railing	LF	250	\$ 3.00	\$ 750.00
0922103	Boardwalk System	SF	500	\$ 75.00	\$ 37,500.00
1117110	Rectangular Rapid Flashing Beacon (RRFB) Type A	EA	2	\$ 10,211.00	\$ 20,422.00
1208931	Sign Face - Sheet Aluminum (Type IX Retroreflective Sheeting)	SF	5	\$ 42.59	\$ 191.66
1208937	Sign Face - Sheet Aluminum (Type XI Retroreflective Sheeting)	SF	22	\$ 52.14	\$ 1,147.08
1210105	Epoxy Resin Pavement Markings, Symbols, and Legends	SF	157	\$ 6.48	\$ 1,017.36

A	Major Items Subtotal				\$ 116,665
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B	Minor Items	(suggested 0% - 10%)	10	% of Line "A"	\$ 11,666
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C	Major Contract Items Subtotal (A + B)				\$ 128,331
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Other Lump Sum Items (As Needed)

Clearing and Grubbing	(suggested 0% - 2%)	1.0	% of Line "C"	\$ 1,283
M & P of Traffic	(suggested 0% - 5%)	3.0	% of Line "C"	\$ 3,850
Mobilization	(suggested 2% - 10%)	5.0	% of Line "C"	\$ 6,417
Construction Staking	(suggested 0% - 2%)	1.0	% of Line "C"	\$ 1,283

D	Other Items Subtotal				\$ 12,833
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E	TOTAL CONTRACT COST ESTIMATE (C + D) (Rounded to nearest \$1000)				\$ 141,164
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Project Costs Summary				
Contract Cost Estimate (Line "G")				\$ 141,164
Contingencies	(suggested 0% - 10%)	10%		\$ 14,116
Incidentals	(suggested 0% - 10%)	10%		\$ 14,116
TOTAL PROJECT COST				\$ 169,396

NOTES:

- Unit prices are generally from the CTDOT English Item Master File as of January 2024 and CTDOT "Individual Construction Items & Suggested Costs" (2024). Remaining unit prices are from engineering judgment, RS Means, or quotations.

Damian Pec and Agnieszka Jackiewicz-Pec
149 South Rd
Bolton CT, 06043
Forestego@gmail.com
860-597-4496

February 7th, 2024

Bolton Planning & Zoning Commission
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

Subject: Opposition to Public Parking on South Rd

Dear Mr. Chairman and Members of the Planning & Zoning Commission,

We are writing to express our deep concern and opposition to the proposal of establishing a public parking area on South Rd, specifically in front of our property at 149 South Rd, Bolton, CT. While we understand the need for public facilities, we firmly believe that this particular location poses serious threats to both property values and the safety of residents, especially our small children.

One of our primary concerns is the negative impact this proposed public parking would have on the value of our property. The presence of a parking area in close proximity could deter potential buyers and significantly diminish the market value of our home. This is a matter of great importance, as it directly affects the financial well-being of our family.

Moreover, the safety of our small children is paramount. We have 3- and 7-year-old boys who currently enjoy playing ball and riding their bikes in the front yard due to the limited space in the back. The proposed public parking area directly in front of our driveway poses a considerable risk to their well-being. There's no control over who might park there, potentially jeopardizing the safety of our kids.

Another risk factor is the oncoming traffic speeding down the blind hill towards Route 6, which we previously reported. This risk extends not only to our children but also to cars pulling out of the proposed parking and members of the public attempting to cross the road to access the trails.

We also echo the concerns raised by the Board of Selectmen regarding undesirable activities in public spaces, which was discussed during previous meetings regarding other potential sites for public parking. The potential for people to congregate and engage in activities such as smoking and drinking during nighttime is troubling. This not only compromises the safety and peace of mind of residents but also raises questions about the town's ability to effectively manage and monitor such spaces.

We encountered issues at the small pull-over area on South Rd a few years ago, where drug dealing was taking place after dusk. Despite reporting it to the resident state trooper, no action was ever taken, and we were left with two choices - get used to it or address the problem on our

own. In addition, people often pause at that location to take care of their physiological elimination needs. We are concerned that the introduction of public parking may worsen this issue, affecting the entire length of the road.

Furthermore, the persistent problem of trash on that stretch of the road is disheartening. The presence of a public parking area will exacerbate this issue, leading to a decline in the overall aesthetics and cleanliness of the neighborhood.

I am disappointed that the town has not taken into consideration how this proposed public parking area would impact our lives and our property.

My family and I carefully selected this property for its seclusion and privacy, which are now at risk of being compromised. Additionally, the lot size was a crucial factor for us, as we had plans to build an addition in the near future to accommodate our growing family. Unfortunately, these plans are now on hold due to the potential impact of the town's proposed changes.

During the Board of Selectmen meeting on February 6th 2024, a proposal was made to designate parking on the opposite side of South Rd. However, this suggestion fails to address the array of concerns voiced by numerous South Rd residents in our petition submitted to the Board. These concerns encompass issues such as privacy loss, safety risks to residents and children, potential environmental repercussions including litter, and the perceived threat to property values. Enclosed with this correspondence is a copy of the petition for your thorough examination. The original, complete with signatures from South Rd residents, was formally presented to the Board of Selectmen during the February 6th session.

We kindly urge the Planning & Zoning Commission to reconsider the location of the public parking area and take into account the valid concerns raised by residents in the affected area. It is our sincere hope that the Commission will prioritize the well-being and concerns of the community and our kids, and explore alternative locations that are less likely to negatively impact the lives and properties of the residents. For instance, the space on Stony Rd could offer ample parking without impacting any residential properties.

Thank you for your attention to this matter. We trust that your decision will be one that reflects the best interests of the community.

Sincerely,

Damian Pec and Agnieszka Jackiewicz-Pec

Board of Selectmen
Town of Bolton
Bolton Town Hall
222 Bolton Center Road
Bolton, CT 06043

Subject: Petition Against Proposed Public Parking on South Rd

Dear Members of the Board of Selectmen,

We, the undersigned residents of South Rd, submit this petition to express our collective concerns and objections to the proposed establishment of public parking in our immediate vicinity. We believe that the introduction of public parking on South Rd would have significant negative consequences for our community and the well-being of its residents.

1. **Threat to Property Values:** The establishment of public parking in our neighborhood may pose a direct threat to our property values. Potential visitors and residents may be deterred by the increased traffic and congestion associated with public parking, impacting the desirability of our homes and the overall real estate market in the area.
2. **Trash Problem:** Historically, the stretch of South Rd in question has faced challenges related to litter and trash. Introducing public parking may exacerbate this existing problem, as increased foot traffic is likely to result in more littering. This not only affects the aesthetics of our neighborhood but also poses environmental concerns.
3. **Safety Concerns:** The safety of our residents is of utmost importance, and we are apprehensive about the potential risks associated with the introduction of public parking. Limited control over who may congregate in the parking area, especially during the night, raises concerns about undesirable activities that could jeopardize our well-being. Ensuring the safety of our community should be a top priority.
4. **Loss of Privacy:** The current level of privacy enjoyed by residents in their homes and yards may be compromised if public parking is introduced. The presence of additional visitors attracted to the area could lead to increased foot traffic, impacting the peaceful and private nature of our neighborhood.

In light of these concerns, we respectfully request that the Board of Selectmen reconsider the proposal for public parking on South Rd and explore alternative solutions that do not negatively impact our community. We appreciate your attention to these matters and trust that you will consider the best interests and well-being of the residents of South Rd in your decision-making process.

Thank you for your time and consideration.

Sincerely,

Residents of South Rd Bolton CT

Name and address _____

Signature _____

Name and address _____

Signature _____

Name and address _____

Signature _____

Name and address _____

Signature _____

Name and address _____

Signature _____

Name and address _____

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Name and address _____

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Name and address _____

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Name and address _____

Signature _____

Christopher and Stacey Bain
150 South Rd
Bolton, CT 06043
staceybain@gmail.com
860-803-3514

February 11, 2024
Board of Selectmen
Town of Bolton
222 Bolton Center Rd
Bolton, CT 06043

Subject: Opposition to Public Parking on South Road discussion Feb. 13, 2024

Dear Members of the Board of Selectmen,

As long-standing members of the Bolton community residing at 150 South Road, my spouse Christopher and I wish to express our grave concerns over the proposed public parking on South Road. We are compelled to address the specific risks associated with this proposal, which we believe are not in the best interests of our community.

The planned parking area's proximity to our home poses a significant threat to our property's value. Prospective buyers may be discouraged by the close presence of a public lot, which has the potential to diminish the appeal and financial value of our property significantly.

Safety is another critical issue. Although we do not have young children ourselves, the welfare of the neighborhood's children is a matter of communal concern. Moreover, this area of South Road, especially the corner where parking is being considered, has already seen a higher-than-average number of traffic incidents. The addition of a parking area in this accident-prone section would likely increase the risk of further accidents, given the steep incline and the existing sharp corner.

The absence of a local police force compounds these safety issues, leaving the proposed remote parking area vulnerable to becoming a hub for illegal activities. The history of such activities in similar out-of-the-way spots within Bolton, coupled with the difficulty in ensuring proper surveillance and intervention, makes this a pressing issue.

Past experiences with the small pull-over area on South Rd, which saw an upswing in criminal behavior, have left us with little faith that the introduction of a new public parking space would not lead to similar or worse problems. South Road has long been known to be a cut through from Rt 6 to Rt 44 and giving those with less than desirable motives places to park, in a *residential* space, is opening our quiet area up to more hazards. This issue is further aggravated by the littering that already plagues this area, which would only be intensified by the increased footfall and lack of oversight.

Our home was chosen for its seclusion and privacy, which are now in jeopardy. Our planned home expansions are on hold considering the uncertainties surrounding this proposal.

We urge the Board of Selectmen to reconsider the proposed location for the parking area and to acknowledge the serious accidents that have occurred on South Road when assessing the suitability of this site. We suggest that alternative locations be considered, such as Stony Rd or farther north near the beginning of the trail, which could serve the community's needs without imposing on residential properties or safety. We also urge that the safety of our families and property is considered above all else.

We thank you for your attention to these significant issues and trust that your decision will prioritize the well-being and harmony of the entire community.

Sincerely,

Stacey and Christopher Bain

ROBB GOEHRING
126 SOUTH ROAD
BOLTON, CT 06043

Attn: Bolton Board of Selectmen & PZC
Re: Nathan Hale Greenway

I am writing this letter not only to voice my stance against a public parking area on South Road but because I am against the entire project moving forward at all.

There are so many trails in the area already, where does it end?

How would any of you like it if the public was given access to the back of your property?

Some may say no problem but that is an easy thing to say if you are not actually faced with the problem. Try to picture yourselves in this position at your homes.

It would be a safety and security issue for anyone with property near or bordering the public path or parking area as well as possibly for some users due to the remoteness of the proposed trail.

There is no way to control who uses these trails, and there will always be a certain number of people with bad intentions, let's not make it easy for them. There is also some hunting and or target shooting that happens on some of the privately owned areas large enough to allow it, is it safe to have the public close to these areas?

For the 7-1/2 years I have been at this location I am constantly picking up garbage between #146 to #126 South Road, this would very likely get worse with a public parking area. This is also a dangerous blind hill area, exiting my driveway and going left I have had some close calls with cars speeding down over the blind hill, this would not be safe for a parking area or pedestrians.

It seems that there is a small number of people that are for this trail that make most of the noise for it, what about the rest of us?

I never could have imagined that a public path could happen here when I got my dream property in 2016, if this goes forward it won't be the same. This location was chosen for privacy, security, and seclusion.

Thanks for reading,

Robb Goehring
126 South Road

Eric Brierley
131 South Rd
Bolton CT 06043

Dear Members of Planning and Zoning,

I am writing this letter to voice my opposition to the proposed public parking area on South Road. I cannot imagine being able to park cars anywhere on that stretch of road safely. Having lived here for ten years, I can confidently state that a vast majority of cars and trucks speed up and down the hill in excess of 50 mph. People drive so fast I do not even let my kids in the front yard alone. Therefore, it is my strong belief that a parking area anywhere along that stretch would be extremely dangerous to motorists and pedestrians.

Public parking areas like this in unpatrolled towns are also breeding grounds for mischief and illegal activity, which is a serious concern for the neighborhood. We purchased our home because it was abutting "empty" land (then owned by the State of Connecticut) with the idea it would not be developed in any way, including trail systems. I know we are not the only family along this corridor that purchased their homes for similar reasons. Having cars park on the street and be able to walk in our backyard is also a safety concern not only for liability but also trespassing.

To conclude, I appreciate you taking the time to read this letter and consider the negative impact that a parking area would have on safety, home values and comfort that many homeowners that live along this land have been able to enjoy. These concerns along with many others were discussed at the board of selectmen meeting on Tuesday February 5th with little to no regard to the neighborhood concerns. We as a community please ask to reconsider such a proposal.

Thank you,

Eric Brierley