

**COLCHESTER FEDERATED CHURCH
PARKING LOT COMMITTEE**

MEETING MINUTES

DATE: Wednesday, November 14, 2007
TIME: 6:30pm
LOCATION: Sunday School Room

ATTENDEES: John Hirsch Mark Tierney
Pat Culhane Tom Culhane
Jim Caronna Linda Barnes
Harry Hendriks

1. No corrections to the meeting minutes from the last meeting were needed.
2. Tom & Pat went to see the Town Engineer and gave a report:
 - a) The old plan is a great start but we still have 3 pages of comments to resolve. If we give these to the new engineer, we shouldn't have any problems getting a new design.
 - b) Town is concerned with a front lot spoiling the curb aesthetics of the church. The State doesn't like the front lot either.
 - c) CLA, Anchor Engineering and Stan Tac were suggested as possible engineering firms to approach. Stan Tac did the Library so they should have a good idea of the Town and State street issues as well as drainage.
3. We discussed the agenda Mark e-mailed to us on 11/11/07 @ 3:39pm
 - a. Hear brief "trip report" from Pat and Tom Culhane on their meeting with the Colchester Zoning and Planning representative.
 - b. Obtain update from those assigned to help determine the number of parking spaces needed for our congregation.
 - c. Set date when we can obtain preliminary input from one or two potential engineering firms on our draft Request for Quote. I believe that we should challenge ourselves to accomplish this before Christmas, since we have a January 6, 2008 forum with the congregation scheduled; it would be great to have solid feedback for our congregation. I suggest the following two dates:
 - * Saturday, December 8
 - * Saturday, December 15 (best date for me)
 - d. Consider modifying the draft RFQ as follows:
 - * Determine the minimum footprint needed to create a new lot using the last portion of both residential lots (Note: A representative from the car dealership stated that it hoped to build a body shop). This lot would be land-locked and enjoy access only through the back parking lot of the car dealership and have no right of way to Linwood Avenue. Quantify the remaining square footage of both lots to determine if a related zoning variance would be required. If the CFC chooses to pursue a zoning variance, present the related zoning variance proposal to the Town Zoning and Planning Commission.

Recommend typical restrictions in terms of lighting and fencing that the CFC could impose on the buyer of the new lot.

- * Create options that would enable the CFC to retain selected large old trees from both residential lots.
- * Evaluate the impact of a new structure, such as a Head Start building, on planned parking lot and other related setback requirements

4. We discussed some additional issues.

- a) Assembly of God: 85 total; 5 handicapped spaces
St. Mary's 53 total ; 3 handicapped spaces
Salem Congregational 37(new lot)+14(turn-around)=58 Total; 6 handicapped
- b) We have 263 seats in the sanctuary, counting the loft
- c) Harry counted cars during 10/28/07, 10:00am service: 20 in front; 6 in front of Old Bacon Academy; 40-50 cars in back lot (with lots of empty spaces).
- d) Linda handed out the address for BSC Group, 180 Glastonbury Blvd, Suite #103, Glastonbury, CT 06033
Our contacts there are:
Kurt Prochorena, Civil Engineer 860.652.8227 x4558
Tom Tavella, Landscape Architect 860.652.8227 x4557

5. We determined some tasks that needed to be accomplished.

- a) Harry will call CLA, Tom & Kurt from BSC Group in Glastonbury and Stan Tac (in that order of preference) on 11/15/07 to get one of them to meet with us at 11/28/07 meeting

6. Mark presented some potential options for discussion:

- Sell the back 1/3 of the church properties to Jack's. They called and offered \$400k for each property. We speculated that these properties may be worth twice that.
- Mark said we may be willing to build for Head Start if the houses do not meet their needs
- Use the properties for another ministry such as a refugee sanctuary of some sort.

7. Action Items:

- a) Car count for the 10:00 service till the end of the year **Harry and John H.**
- b) Get Service attendances for every Sunday from office **Mark**
- c) Count parking spaces at St. Andrews **Tom & Pat**
- d) Count parking spaces at the Synagogue **Tom & Pat**
- e) Count parking spaces at St. Mary's and Westchester Cong. **Jim**
- f) Count parking spaces at Salem Cong. **John H.**
- g) Write crier monthly release with review by Mark. **John H.**
- h) Call CLA, Tom & Kurt from BSC Group in Glastonbury and Stan Tac (in that order of preference) on 11/15/07 to get one of them to meet with us at 11/28/07 meeting **Harry**

8. Our next meeting will be on Wednesday, November 28, 2007 at 6:30pm in the Jerusalem room

9. Respectfully Submitted by John Hirsch on November 28, 2007.

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CONTACT INFORMATION**

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