



# RTM Administrative Services Committee

## TOWN OF BRANFORD

Anthony Alfone \* Maryann Amore \* Linda Erlanger \* Tracy Everson \* Carolyn Sires \* Frank Twohill \* Victoria Verderame, Chair

### Branford RTM Administrative Services Committee Meeting Minutes April 5, 2022

A regular meeting of the RTM Administrative Services Committee was held on Tuesday, April 5, 2022 at 7:00 p.m. at the Joseph Trapasso Community Center, 46 Church Street.

RECEIVED  
2022 APR - 8 P 2:25  
MAY SHAPIRO  
BRANFORD TOWN CLERK

#### Administrative Services Committee Members in Attendance:

Representatives: Alfone, Amore, Erlanger, Everson, Sires, Twohill and Verderame

The meeting was called to order at 7:03 p.m. by roll call vote with the full committee seated.

1. To consider, and if appropriate, approve a "Construction and Temporary Access Easement and Agreement" for the development of the Parkside I affordable housing project.

Attorney William Aniskovich, Attorney Andrea Gomes, and Robert Imperato, Chairman of the Branford Housing Authority provided additional information on the item. A motion was made to approve by Rep. Alfone and seconded by Rep. Amore. The motion passed 6-0 with Rep. Sires abstaining.

2. To consider and if appropriate, approve the following transfer request for Human Services (Branford Counseling):

From:	21844010-51700	Wages & Salaries	(\$12,000)
To:	21844010-518250	Seasonal/Part-time help	9,000
	21844010-526100	Uniforms/Clothing	2,000
	21844010-588000	Miscellaneous	<u>1,000</u>
		Total	\$ 12,000

Peter Cimino presented on this request. Motion was made to approve by Rep. Alfone and seconded by Rep. Amore. The motion passed unanimously.

3. To hear and review proposed budgets for fiscal year 2022/2023 to Administrative Services Committee as follows:

Human Services.....	Peter Cimino.....	43, 69-70
Tax Collector.....	Robert Imperato.....	17
Elections.....	Dan Hally/Darren Lawler.....	22
Information Technology.....	Debi Mirto/Mike Vanacore.....	29
Elderly Services.....	Dagmar Ridgway.....	44
East Shore District Health Department.....	Michael Pascucilla.....	45
Human Resources/Labor Relations.....	Margaret Luberda.....	30/20
Assessor.....	Barbara Neal.....	15
Board of Assessment Appeals.....	Barbara Neal.....	16
Probate Court .....	Frank Forgione.....	21
Executive.....	Jamie Cosgrove.....	12
Legal Services.....	Jamie Cosgrove.....	19
Legislative.....	Lisa Arpin.....	11
Town Clerk.....	Lisa Arpin.....	18

Each budget was presented to the committee with the exception of Elections, Assesor, and Board of Assessment Appeals. Questions and comments were taken from committee members, RTM members, and members of the public. The committee will vote on the proposed budgets in their next meeting, Tuesday, May 3, 2022.

4. Adjournment

The meeting was adjourned at 10:04 p.m. by a motion from Rep. Everson and seconded by Rep. Amore.

Dated this 8<sup>th</sup> day of April, 2022  
Respectfully Submitted,  
Victoria Verderame  
Chair, Administrative Services Committee

# Housing Authority of the Town of Branford

Robert Imperato, Chair  
Jerry Mastrangelo, Vice Chair  
Kate Collins, Treasurer  
Jamie Kavanaugh, Commissioner  
Mark Colello, Commissioner  
Maryann Amore, Clerk

March 25, 2022

**Via E-mail Only**

Dennis Flanigan, Moderator  
Branford Representative Town Meeting  
Town of Branford  
1019 Main Street  
Branford, CT 06405

**ITEM #1  
Passed RTM Admin Services  
4/5/2022**

Re: Parkside Village Redevelopment, Temporary Access Agreement

Dear Moderator Flanigan and RTM Members:

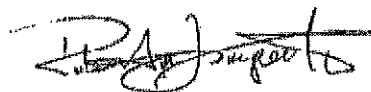
As you know, the Parkside Village I redevelopment has received all necessary land use approvals, as well as a financing commitment from the Connecticut Department of Housing and the Connecticut Housing Finance Authority, among other private and public funding sources. Documents to approve the boundary line adjustment to benefit Sliney Park, as well as public safety plans, recreational easements, and other documents have all been approved.

The Planning and Zoning Commission's April 2021 Resolution, Condition 2.c, requires execution of a Construction and Temporary Access Easement and Agreement (the "Temporary Access Agreement") to allow the temporary use of Town property for construction-related purposes, including the widening and improvement of Sliney Road. The Temporary Access Agreement will terminate when construction is complete. While we understood that the Temporary Access Agreement required only Board of Selectmen approval, this week, the Town requested that the Housing Authority also present the Temporary Access Agreement for RTM approval. The Board of Selectmen unanimously approved the Temporary Access Agreement, subject to RTM approval, during its March 23, 2022 meeting.

The Temporary Access Agreement is attached, as is an FAQ that answers questions people may have about the temporary access arrangement. As suggested by the Town Attorney, the Housing Authority looks forward to the Administrative Services Committee taking up this request on April 5, with RTM confirmation following on April 13.

We are available as needed to discuss and resolve any questions.

Very truly yours,



Robert Imperato, Chair

cc: William Aniskovich, Esq.  
RTM Majority Leader Ray Ingraham  
RTM Minority Leader Tracy Everson  
RTM Administrative Services Committee Chair Victoria Verderame  
First Selectman James Cosgrove  
Second Selectman Angie Higgins  
Third Selectman Ray Dunbar

**Attachment 1**

Temporary Access Agreement

(attached)

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Hinckley Allen  
20 Church Street  
Hartford, CT 06103  
Attn: Lisa Catarino Riccio, Esq.

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Space Above for Recorder's Use

**CONSTRUCTION AND TEMPORARY ACCESS  
EASEMENT AND AGREEMENT**

**THIS CONSTRUCTION AND TEMPORARY ACCESS EASEMENT AND AGREEMENT** (this "**Agreement**") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **TOWN OF BRANFORD**, a municipal corporation, located in the County of New Haven and State of Connecticut (hereinafter referred to as the "**Grantor**" which word, where the context requires, includes the plural and shall, unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs, successors, assigns, lessees, tenants and other occupiers and users), having a mailing address of 1019 Main St., Branford, Connecticut 06405, and the **HOUSING AUTHORITY OF THE TOWN OF BRANFORD**, a municipal authority organized and existing under the laws of the State of Connecticut in the Town of Branford, County of New Haven, and State of Connecticut (the "**Grantee**" which word shall include all successors, assigns, agents and designees), having a mailing address of 115 S. Montowese Street, Branford, Connecticut 06405. Grantor and Grantee are referred to herein collectively as the "**Parties**" and individually as a "**Party**".

WHEREAS, the Grantor is the owner of real property known as Foote Memorial Park, Melrose Avenue, Branford, Connecticut (the "**Town of Branford Property**"); and

WHEREAS, Grantee is the owner of real property adjacent to the Town of Branford Property known as 115 South Montowese Road, Branford, Connecticut (the "**Housing Authority Property**"); and

WHEREAS, in connection with the development and rehabilitation of the Housing Authority Property as set forth and more specifically described in that certain Resolution (the "**Resolution**") of the Town of Branford Planning and Zoning Commission of the Town of Branford adopted at the November 21, 2019 meeting of the Planning and Zoning Commission, and Revised Per Superior Court Decision on April 1, 2021 (the "**Construction**"), Grantor has agreed to grant to Grantee a temporary construction easement over the portions of the Town of Branford Property (i) labeled the "Temporary Construction Easements" on the map entitled "Easement Map – Temporary Construction Easement" prepared for TPA Design Group by Godfrey Hoffman Hodge, LLC, dated August 6, 2021, attached hereto as **Exhibit A** (the "**Easement Map**"), and (ii) legally described in **Exhibit B** attached hereto and incorporated by reference herein (the "**Temporary Construction Easement Area**"), subject to and in accordance with the terms, conditions and provisions of this Agreement.

NOW THEREFORE, for good and valuable consideration and the mutual promises contained herein, the receipt and adequacy of which is hereby acknowledged, the Parties hereto agree as follows:

1. Grant of Temporary Construction Easement. Grantor hereby grants to Grantee, and dedicates for use by Grantee a temporary right of entry, license, and construction easement (the “**Temporary Easement**”) on, over, within, under and through the Temporary Construction Easement Area, subject to the terms and conditions of this Agreement, for Grantee’s construction activities (i) in connection with the Construction, including any necessary parking for current residents of the Housing Authority Property and any construction vehicles, equipment and staging, and (ii) to widen a portion of Sliney Field Access Road and to construct an Emergency Vehicle Parking Area, within the areas depicted as the Sliney Field Road Widening Area and the Emergency Vehicle Parking Area on the Easement Map (being referred to collectively as the “**Sliney Field Road Widening**”). Grantee acknowledges and agrees that Grantee’s construction activities within the Temporary Construction Easement Area shall comply with the terms and conditions set forth in that certain Traffic Management Plan attached hereto as Exhibit C.

2. Term. This Temporary Easement shall terminate (and the Parties shall execute and record a termination of same) upon (i) issuance of a final Certificate of Occupancy in connection with the Construction and (ii) completion of the Sliney Field Road Widening.

3. Reserved Rights. Grantor reserves and retains all rights to use the Temporary Construction Easement Area above and below the surface for any and all purposes that do not interfere with or obstruct exercise of the easements granted hereunder for the purposes and uses provided herein.

4. Cooperation. Grantor agrees that it will cooperate with and otherwise not interfere with the Temporary Easement.

5. Merger. Grantor and Grantee agree that no purchase or transfer of the underlying fee interest in the Temporary Construction Easement Area by or to the Grantee or any successor or assignee shall be deemed to eliminate the Temporary Easement, or any portion thereof, granted under the doctrine of “merger” or any other legal doctrine.

6. Authority. Grantor hereby affirms that it is the sole owner of the Temporary Construction Easement Area in fee simple and has the right to enter into this Agreement and to grant and convey the Temporary Easement. The Temporary Construction Easement Area is free and clear of all liens and encumbrances, including but not limited to any mortgage not subordinated to this Agreement.

7. Miscellaneous.

a. An executed original of this Agreement shall be recorded in the Land Records of the Town of Branford. This Agreement shall run with the land of the Temporary Construction Easement Area and is binding on the Parties hereto and each of their respective

successors and assigns, until its termination, as set forth in Section 2 of this Agreement.

b. This Agreement may be executed in multiple counterparts and signature pages from any counterpart may be appended to any other counterpart. All counterparts shall constitute a single, unified instrument.

c. This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the State of Connecticut.

d. All notices, requests and other communication required or permitted to be given under this Agreement shall be in writing and shall be delivered by hand delivery or overnight delivery service, to the mailing address set forth in this Agreement or at such other address as the Grantor or Grantee may hereafter designate by notice given in accordance herewith. Notice shall be deemed to have been given when so delivered.

[SIGNATURES FOLLOW THIS PAGE.]



IN WITNESS WHEREOF, the Parties have signed this Agreement the \_\_\_\_ day of \_\_\_\_\_, 2022.

Witnesses:

GRANTOR:

**TOWN OF BRANFORD**

\_\_\_\_\_  
Name:

By:

\_\_\_\_\_  
James B. Cosgrove, First Selectman  
Duly Authorized

\_\_\_\_\_  
Name:

STATE OF CONNECTICUT    )  
  ) ss. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_        )

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, the undersigned, personally appeared **James B. Cosgrove, First Selectman** of the **Town of Branford**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public  
Printed Name:  
My Commission Expires:

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]

Witnesses:

GRANTEE:

**HOUSING AUTHORITY OF  
THE TOWN OF BRANFORD**

\_\_\_\_\_  
Name:

By: \_\_\_\_\_

\_\_\_\_\_  
Name:

Name:

Title:

STATE OF CONNECTICUT )

) ss. \_\_\_\_\_, 2022

COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, the undersigned, personally appeared \_\_\_\_\_, \_\_\_\_\_ of the **Housing Authority of the Town of Branford**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

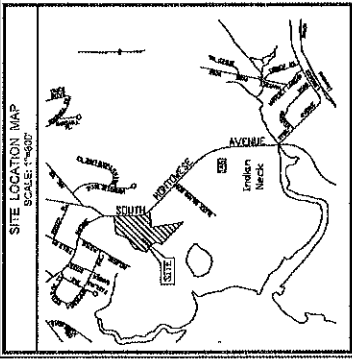
Printed Name:

My Commission Expires:

**EXHIBIT A**

**Easement Map**

(Easement Map follows this page.)



**Article 4 - Boundaries** Descriptions for the Temporary Construction Easements

All the specific blocks for projects of kind as herein set forth shall be situated on Temporary Construction Easement, attached to the Town of Brentford, State of Connecticut, established on map entitled "Easement Map - 115 South Brentwood Street, Brentford, Connecticut, dated August 6, 2007," as the same may hereinafter be amended, and as the same may hereinafter be amended, as follows:

Block 1 of the southeast corner of herein described parcel, said point being marked PAB(0251-1).

Block 2, 12 degrees, 12 minutes, 00 seconds West, along said road or driveway to the Assembly Authority of The Town of Brentford, a distance of 165.00 feet.

Block 3, 85 degrees, 00 minutes, 00 seconds East, along said road or driveway to the Assembly Authority of The Town of Brentford, a distance of 219.00 feet.

Block 4, 85 degrees, 00 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

Block 5, 12 degrees, 12 minutes, 00 seconds West, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

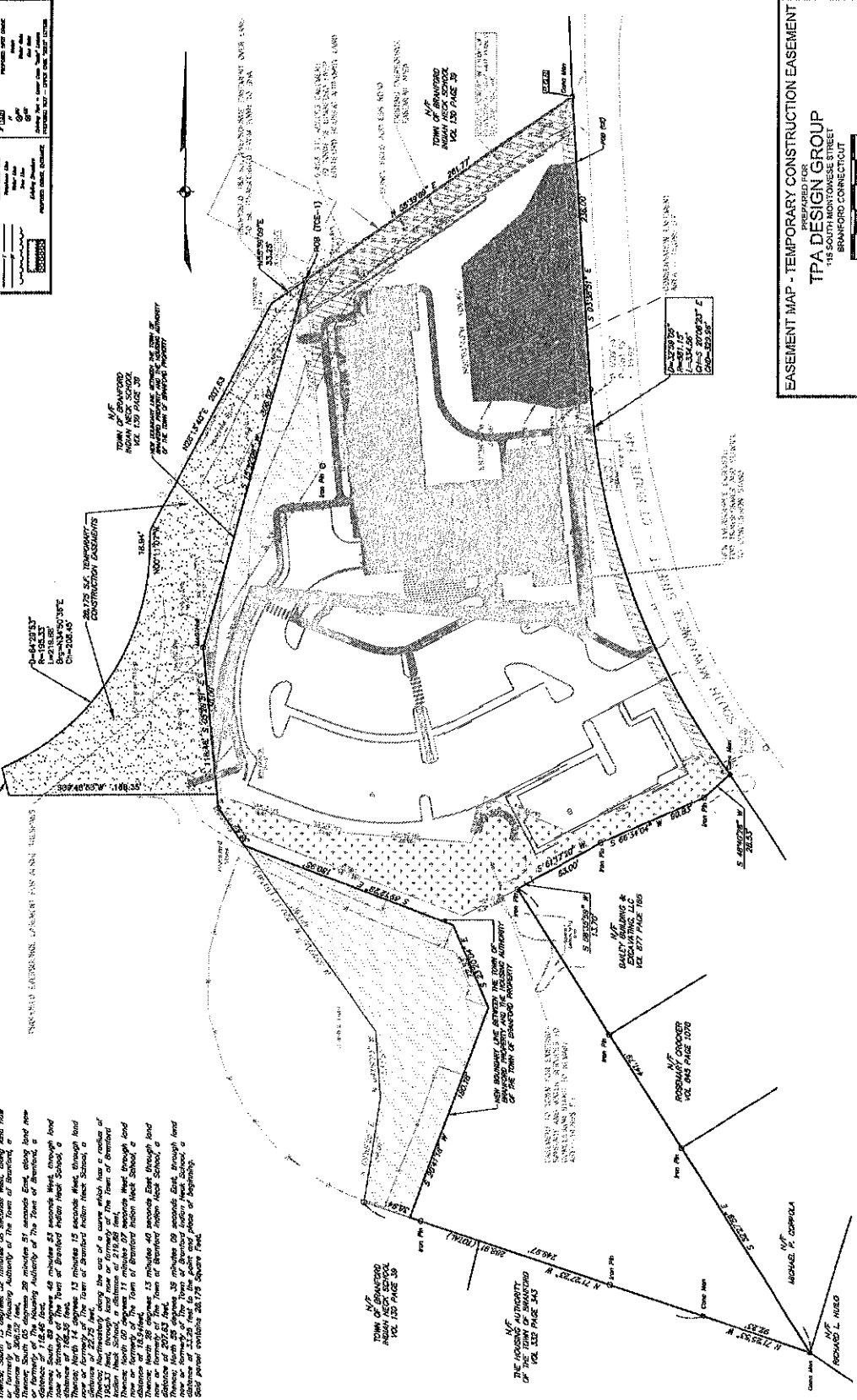
Block 6, 12 degrees, 12 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

Block 7, 12 degrees, 12 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

Block 8, 12 degrees, 12 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

Block 9, 12 degrees, 12 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.

Block 10, 12 degrees, 12 minutes, 00 seconds East, through said road or driveway to the Town of Brentford High School, a distance of 165.00 feet.



**LEGEND**

Symbol	Description
Circle with dot	Survey Point
Solid line	Property Line
Dashed line	Easement Line
Hatched area	Construction Easement
Stippled area	Construction Easement
...	...

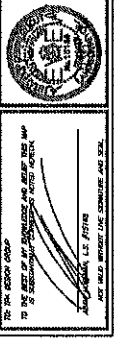
**EASEMENT MAP - TEMPORARY CONSTRUCTION EASEMENT**  
 PREPARED FOR  
**TPA DESIGN GROUP**  
 115 SOUTH BRENTWOOD STREET  
 BRENTFORD, CONNECTICUT

**GODFREY & HOFFMAN  
HODGE LLC**

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 36567  
 STATE OF CONNECTICUT  
 115 SOUTH BRENTWOOD STREET  
 BRENTFORD, CONNECTICUT 06408  
 PHONE: 860-376-1111  
 FAX: 860-376-1112  
 WWW.GHLLC.COM

NO.	DATE	REVISIONS

- NOTES**
- THE TOWN AND COUNTY HAVE BEEN ADVISED BY ACCORDANCE WITH THE REQUIREMENTS OF CONNECTICUT GENERAL STATUTES, CHAPTER 215A, SECTION 215A-247, THAT THIS MAP IS BEING FILED FOR RECORD AND IS BEING FILED AS A PUBLIC DOCUMENT.
  - THE TOWN AND COUNTY HAVE BEEN ADVISED BY ACCORDANCE WITH THE REQUIREMENTS OF CONNECTICUT GENERAL STATUTES, CHAPTER 215A, SECTION 215A-247, THAT THIS MAP IS BEING FILED FOR RECORD AND IS BEING FILED AS A PUBLIC DOCUMENT.
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**EXHIBIT B**

**Temporary Construction Easement Area Legal Description**

*All that certain pieces or parcels of land as shown and or depicted as Temporary Construction Easement, situated in the Town of Branford, State of Connecticut depicted on map entitled "Easement Map – Temporary Construction Easement, Prepared For TPA Design Group, 115 South Montowese Street, Branford, Connecticut, dated August 6,2021, Connecticut, prepared by Godfrey Hoffman Hodge, LLC, bounded and described as follows:*

*Beginning at the northeast corner of herein described parcel, said point being marked POB(TCE-1),*

*Thence; South 15 degrees 32 minutes 08 seconds West, along land now or formerly of The Housing Authority of The Town of Branford, a distance of 306.52 feet,*

*Thence; South 05 degrees 29 minutes 51 seconds East, along land now or formerly of The Housing Authority of The Town of Branford, a distance of 118.46 feet,*

*Thence; South 89 degrees 48 minutes 53 seconds West, through land now or formerly of The Town of Branford Indian Neck School, a distance of 168.35 feet,*

*Thence; North 14 degrees 13 minutes 15 seconds West, through land now or formerly of The Town of Branford Indian Neck School, a distance of 22.75 feet,*

*Thence; Northeasterly along the arc of a curve which has a radius of 195.33 feet, through land now or formerly of The Town of Branford Indian Neck School, a distance of 219.88 feet,*

*Thence; North 00 degrees 11 minutes 07 seconds West through land now or formerly of The Town of Branford Indian Neck School, a distance of 18.94feet,*

*Thence; North 28 degrees 13 minutes 40 seconds East through land now or formerly of The Town of Branford Indian Neck School, a distance of 207.63 feet,*

*Thence; North 55 degrees 39 minutes 09 seconds East, through land now or formerly of The Town of Branford Indian Neck School, a distance of 33.25 feet to the point and place of beginning.*

*Said parcel contains 28,175 Square Feet.*

**EXHIBIT C**

**Traffic Management Plan**

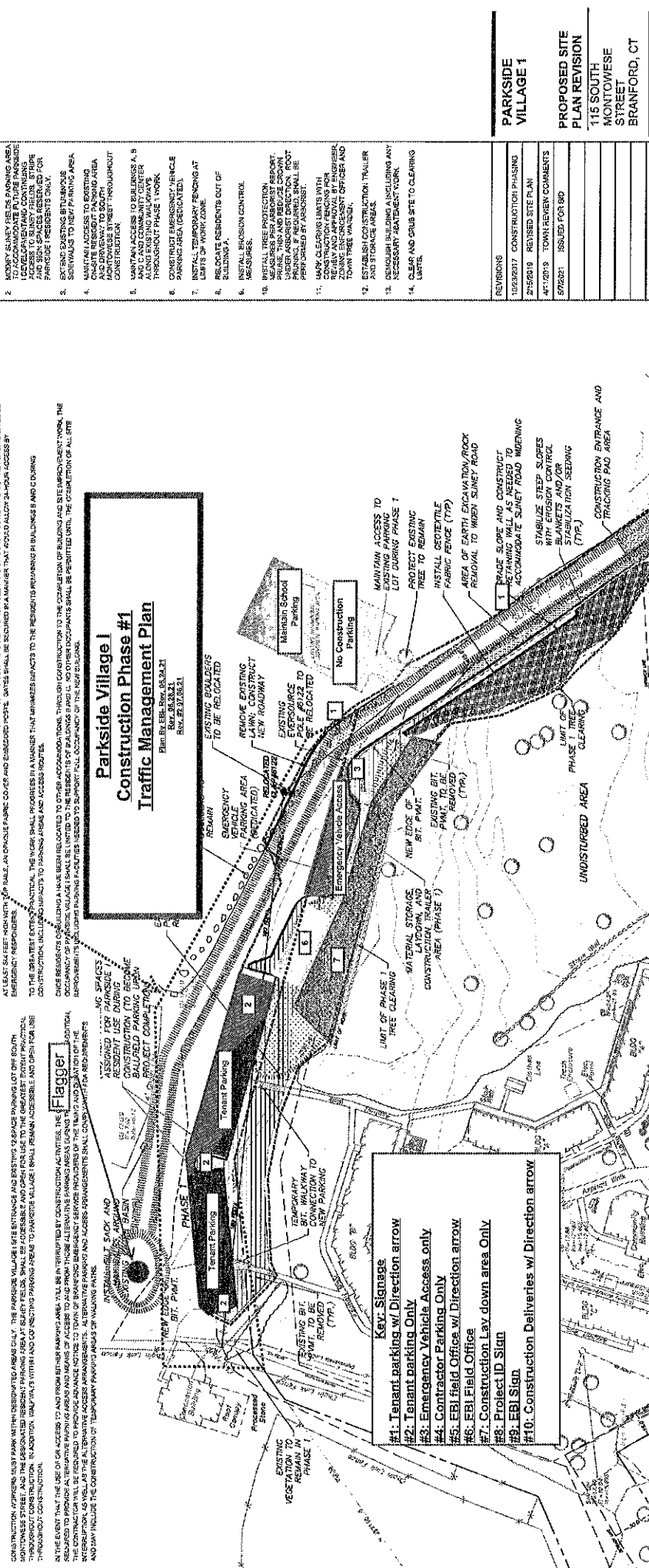
(The Traffic Management Plan follows this page.)

**GENERAL NOTES**

1. CONSTRUCTION ACCESS SHALL BE ALONG THE EXISTING SUNEY HELIX ACCESS ROAD ONLY. SHOULD EXTRA-CURVATURE CRACKS IN ACCESS ROAD REQUIRE THAT A DELIVERY BE MADE USING ANOTHER ACCESS POINT TO THE SITE, THE CONTRACTOR SHALL PROVIDE AN ADVISORY NOTICE TO TOWN OF BRANFORD FIRST RESPONDERS REGARDING THE LOCATION OF THE DELIVERY AND THE CONSTRUCTION SHALL TAKE APPROPRIATE MEASURES TO SAFELY AND PROTECT TRAFFIC ALONG TOUR OR STATE ROADS NEARBY THE DELIVERY SITE.

2. IN CASES WHERE CONTRACTORS SHALL BE NEARBY AND OPERATING THE ACCESS ROAD, THERE MAY BE A NEED FOR THE USE OF A TEMPORARY ACCESS POINT TO THE SITE. THE CONTRACTOR SHALL PROVIDE AN ADVISORY NOTICE TO TOWN OF BRANFORD FIRST RESPONDERS REGARDING THE LOCATION OF THE DELIVERY AND THE CONSTRUCTION SHALL TAKE APPROPRIATE MEASURES TO SAFELY AND PROTECT TRAFFIC ALONG TOUR OR STATE ROADS NEARBY THE DELIVERY SITE. IN CASES WHERE CONTRACTORS SHALL BE NEARBY AND OPERATING THE ACCESS ROAD, THERE MAY BE A NEED FOR THE USE OF A TEMPORARY ACCESS POINT TO THE SITE. THE CONTRACTOR SHALL PROVIDE AN ADVISORY NOTICE TO TOWN OF BRANFORD FIRST RESPONDERS REGARDING THE LOCATION OF THE DELIVERY AND THE CONSTRUCTION SHALL TAKE APPROPRIATE MEASURES TO SAFELY AND PROTECT TRAFFIC ALONG TOUR OR STATE ROADS NEARBY THE DELIVERY SITE. INTERMEDIATE TRUCK TRAILERS OR TRUCKS SHALL NOT BE PERMITTED AT ANY TIME. RESCUE PARKING, IF USED, SHALL NOT BE USED FOR STORAGE OF EQUIPMENT OR MATERIALS. TO THE EXTENT PRACTICAL, DAILY WORK SCHEDULES SHOULD NOT CONFLICT WITH SCHEDULES FOR THE SUNEY HELIX FACILITY.

3. CONSTRUCTION ACCESSORS SHALL PARK WITHIN DESIGNATED AREAS ONLY. THE PARKSIDE VILLAGE SITE ENTRANCE AND EXITING SPACE PARKING LOT OFF SOUTH SUNEY HELIX ACCESS ROAD SHALL BE RESERVED FOR SUNEY HELIX RESIDENTS ONLY. SUNEY HELIX RESIDENTS MUST USE THE SUNEY HELIX ACCESS ROAD TO ACCESS THE SUNEY HELIX FACILITY. SUNEY HELIX RESIDENTS MUST USE THE SUNEY HELIX ACCESS ROAD TO ACCESS THE SUNEY HELIX FACILITY. SUNEY HELIX RESIDENTS MUST USE THE SUNEY HELIX ACCESS ROAD TO ACCESS THE SUNEY HELIX FACILITY.



- PHASE 1 ACTIVITIES**
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  13. DEMOLISH BUILDING INCLUDING ANY NECESSARY STAKEOUT WORK: DEMOLISH BUILDING INCLUDING ANY NECESSARY STAKEOUT WORK. DEMOLISH BUILDING INCLUDING ANY NECESSARY STAKEOUT WORK. DEMOLISH BUILDING INCLUDING ANY NECESSARY STAKEOUT WORK.
  14. CLEAR AND GRUB SITE TO CLEARING LIMITS: CLEAR AND GRUB SITE TO CLEARING LIMITS. CLEAR AND GRUB SITE TO CLEARING LIMITS. CLEAR AND GRUB SITE TO CLEARING LIMITS.

REVISIONS	1/22/2017 CONSTRUCTION PHASING
	2/15/2017 REVISED SITE PLAN
	4/12/2017 TOWN REVIEW COMMENTS
	5/22/2017 ISSUED FOR BID

**PROPOSED SITE PLAN REVISION**

**115 SOUTH MONTOMESE STREET BRANFORD, CT**

**PROJECT NUMBER 2018598**

**Construction Phase #1 Traffic Management Plan**

DATE: 9/25/2017  
DRAWN BY: C.O.A.  
SCALE: 1"=30'

**OPERATIONS PH 1**

**Parkside Village #1 Construction Phase #1 Traffic Management Plan**

THE RESTRICTIONS AND MEASURES SET FORTH IN THIS ESTIMATED CONSTRUCTION PHASE #1 TRAFFIC MANAGEMENT PLAN SHALL BE IN EFFECT THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A COPY OF THIS PLAN TO TOWN OF BRANFORD FIRST RESPONDERS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING WALKWAYS AND MAINTAIN ACCESS TO EXISTING WALKWAYS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING WALKWAYS AND MAINTAIN ACCESS TO EXISTING WALKWAYS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING WALKWAYS AND MAINTAIN ACCESS TO EXISTING WALKWAYS.

**Key Signage**

- #1: Tenant parking w/ Direction arrow
- #2: Tenant parking Only
- #3: Emergency Vehicle Access Only
- #4: Contractor Parking Only
- #5: EBI Field Office
- #6: EBI Field Office
- #7: Construction Lay down area Only
- #8: Project ID Sign
- #9: EBI Sign
- #10: Construction Deliveries w/ Direction arrow

**Please note Traffic Flagger ( ) will be utilized anytime construction activities cannot allow free flowing, 2 way traffic.**

**All Large Deliveries to be scheduled for early morning hours and will be via Silney Rd.**

**Contractor Parking on-site is limited to Lay-down area, as available. Alternate parking available at coordinated off site locations**

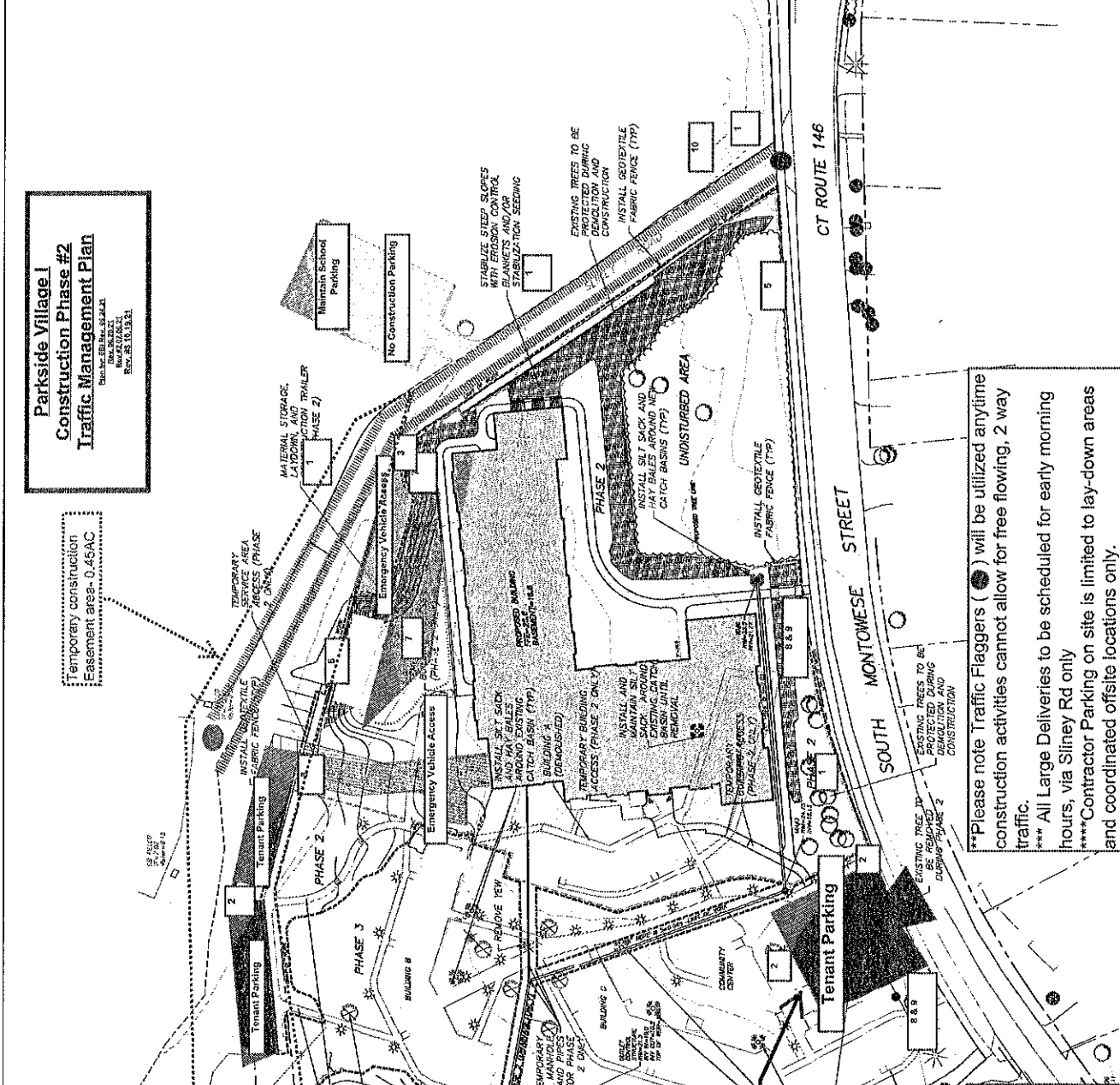
**Parkside Village I  
Construction Phase #2  
Traffic Management Plan**

PROJECT: 20150018  
DATE: 09/20/17  
DRAWN BY: G.L.G.  
SCALE: 1"=50'

- PHASE 2 ACTIVITIES**
1. MAINTAIN ACCESS TO BUILDINGS B, C AND THE COMMUNITY CENTER THROUGHOUT PHASE 2 WORK.
  2. INSTALL EROSION CONTROL MEASURES.
  3. INSTALL TREE PROTECTION HEADLAMP PER INSURANCE REPORT, FRAME, TRIM AND REDUCE CROWN TO PREVENT BRANCHES FROM OBSTRUCTING VISION. ALL WORK SHALL BE PERFORMED BY ARBORIST.
  4. BEGIN SITE PREPARATION AND BUILDING CONSTRUCTION.
  5. LOCATE AND MARK UTILITY SERVICES TO BLANKY FIELD CONSTRUCTION STAKE. ADJUST CONSTRUCTION STAKE TO ACCOMMODATE UTILITY SERVICES AS NEEDED TO AVOID CONFLICTS.
  6. CONSTRUCT PHASE 2 STORM DRAINAGE IMPROVEMENTS AND TEMPORARY WATER QUALITY TREATMENT FACILITY INCLUDING NEW BUILDING ROOF DRAINS.
  7. CONSTRUCT TEMPORARY, PERMISSIBLE ACCESS ROUTES AND VEHICLE ACCESS ROUTES FROM SILEY FIELD PARKING AREA TO PHASE 2 BUILDINGS PRIOR TO OCCUPANCY NEW BUILDINGS.
  8. ESTABLISH PEDESTRIAN ACCESS ROUTE (ADA-COMPLIANT) FROM NEW BUILDING MAIN ENTRANCE TO SILEY FIELD PARKING LOT PRIOR TO OCCUPANCY NEW BUILDINGS. THIS MAY BE A PEDESTRIAN PATHWAY WITH TEMPORARY WALLS.
  9. COMPLETE SITE IMPROVEMENTS INCLUDING PEDESTRIAN AND VEHICLE ACCESS ROUTES AND TEMPORARY WALLS.
  10. DELINEATE WORK LIMITS AS MAY BE DIRECTED BY THE TOWN BUILDING OFFICIAL.

REVISIONS	DATE	DESCRIPTION
1	2/15/19	CONSTRUCTION PHASES
2	2/15/19	REVISED SITE PLAN
3	4/7/2019	TOWN REVIEW COMMENTS
4	5/12/21	ISSUES FOR BID

PARKSIDE VILLAGE 1	
PROJECT NUMBER	20150018
PROPOSED SITE PLAN REVISION	
Construction Phase #2	Traffic Management Plan
DATE	09/20/2017
DRAWN BY	G.L.G.
SCALE	1"=50'
OPERATIONS	
<b>PH 2</b>	



Temporary construction Easement area - 0.45AC

**Key: Signage**

- Tenant Parking Only
- Emergency Vehicle Access Only
- Contractor parking Only
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- EBI Field Office
- Construction Lay-down Area Only
- Project ID Sign
- EBI Sign
- Construction Deliveries w/ Direction Arrow

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1: This tenant parking area will be shutdown for 4-6 weeks during utility work.

2: Overflow parking will be required at Siley Fields Parking Area during this time period, which will be coordinated by the Contractor & Town.

3: Specific dates to be determined, construction will be coordinated off-season with the Memorial Park fields activities.

4: Emergency access to Buildings C & Community Center to be maintained at all times.

(2) EXISTING PARKING SPACES TO BE REMOVED DURING PHASE 2

\*\*\*Please note Traffic Flaggers (●) will be utilized anytime construction activities cannot allow for free flowing, 2 way traffic.

\*\*\*\* All Large Deliveries to be scheduled for early morning hours, via Siley Rd only

\*\*\*\*\* Contractor Parking on site is limited to lay-down areas and coordinated offsite locations only.

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION

EXISTING TREES TO BE REMOVED DURING PHASE 2

INSTALL GEOTEXTILE FABRIC FENCE (TYP)

INSTALL SILT SACK AND HAY BALES AROUND NEW CATCH BASIN (TYP)

UNDISTURBED AREA

STABILIZE STEEP SLOPES WITH EROSION CONTROL MEASURES AND SEEDING

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION

INSTALL GEOTEXTILE FABRIC FENCE (TYP)

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STABILIZE STEEP SLOPES WITH EROSION CONTROL MEASURES AND SEEDING

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION

INSTALL GEOTEXTILE FABRIC FENCE (TYP)



**Parkside Village I  
Construction Phase #3  
Traffic Management Plan**

Plan by EBI, Rev. 05.24.21  
Rev. 06.29.21  
Rev. 07.06.21

Additional Temporary  
Stiney Field Parking Area  
proposed for tenant  
parking if needed. 0.20 AC.

Temporary construction  
Easement area- 0.45AC

**PHASE 3 ACTIVITIES**

1. RELOCATE RESIDENTS FROM BUILDINGS B AND C ONLY TO NEW BUILDING, BUILDING OCCUPANCY TO BE MAINTAINED BY CURRENT PARKSIDE RESIDENTS ONLY.
2. MAINTAIN ACCESS TO EXISTING DRIVEWAY TO SOUTH AND MONTWOMOSE STREET UNTIL NEW PARKING AREA IS READY FOR USE.
3. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS FROM NEW PARKING AREA TO DRIVEWAY AT MONTWOMOSE STREET UNTIL NEW PARKING AREA IS READY FOR USE.
4. ADJUST TEMPORARY FENCING TO NEW WORK AREA.
5. INSTALL EROSION CONTROL MEASURES.
6. INSTALL TREE PROTECTION MEASURES PER ARBORIST REPORT. PRUNE, TRIM AND REDUCE CROWN DROPPING ROOT PRUNING, IF REQUIRED, SHALL BE PERFORMED BY ARBORIST.
7. MARK CLEARING LIMITS WITH CONSTRUCTION FENCING FOR REVIEW AND APPROVAL BY ENGINEERING. ENCOURAGE AND TOWN TREE WARDEN.
8. DEMOLISH BANKS B, C AND COMMUNITY CENTERS INCLUDING ANY NECESSARY ASBMENT WORK.
9. CLEAR AND GRUB SITE TO CLEARING LIMITS.
10. CONSTRUCT REMAINING STORM DRAINAGE SYSTEM INCLUDING STORMWATER RETENTION SYSTEM.
11. CONSTRUCT NEW PARKING LOT, PATIO AND PERMANENT WALLS.
12. INSTALL LANDSCAPING, STREETS, SIGNAGE, AND ORNAMENTAL LIGHTING.

**REVISIONS**

- 12/20/21 CONSTRUCTION PHASING
- 2/25/2018 REVISED SITE PLAN
- 4/11/2019 TOWN REVIEW COMMENTS
- 5/7/2021 ISSUES FOR EBI

**PROPOSED SITE PLAN REVISION**

115 SOUTH MONTWOMOSE STREET BRANFORD, CT PROJECT NUMBER 2015008

Construction Phase #3 Traffic Management Plan

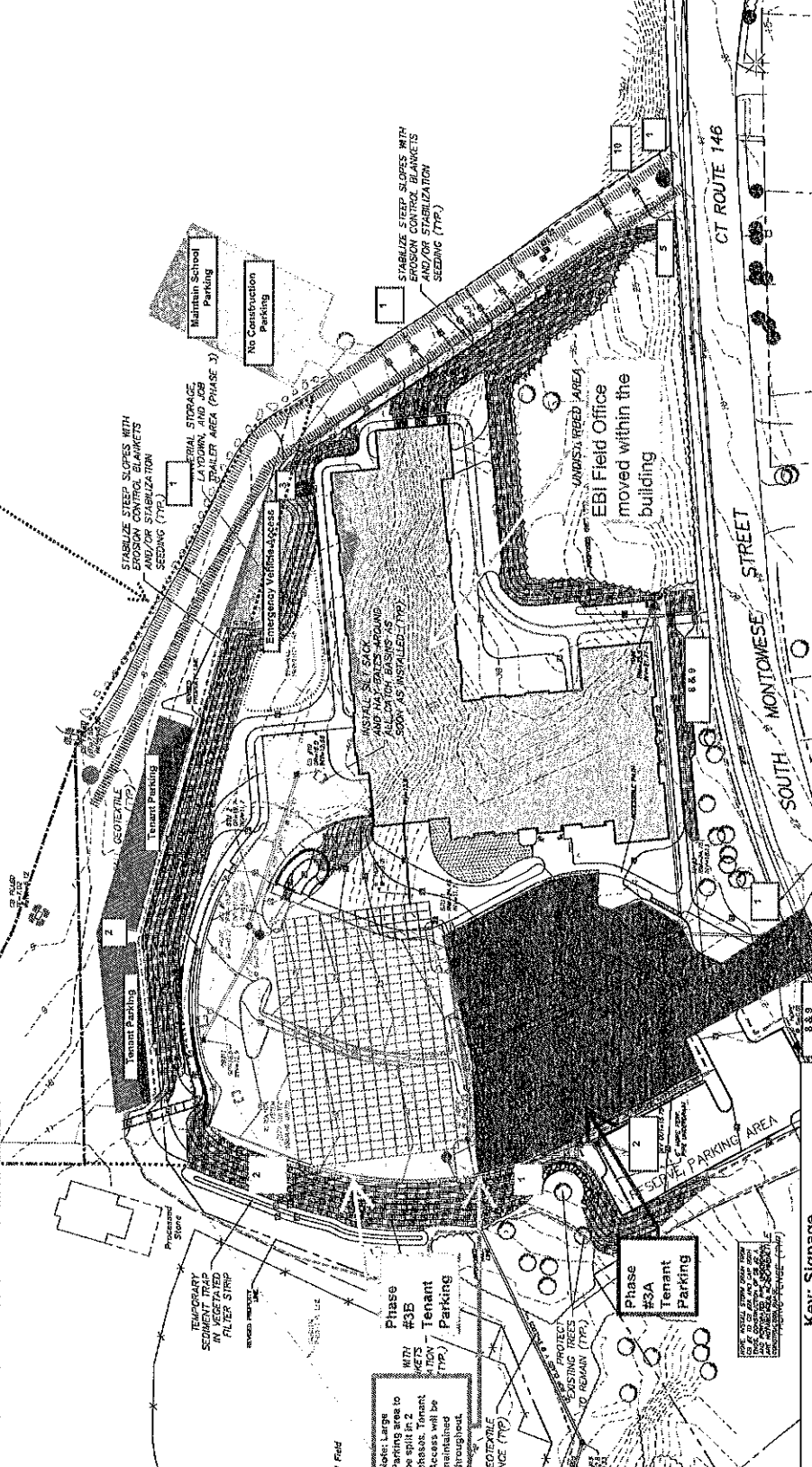
DATE 8/25/2017

DRAWN BY O.G.

SCALE 1"=30'

**OPERATIONS**

**PH 3**



**Key Signage**

- #1: Tenant Parking w/ Direction Arrow
- #2: Tenant Parking Only
- #3: Emergency Vehicle Access Only
- #4: Contractor Parking Only
- #5: EBI Field Office w/ Direction Arrow
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- #8: Project ID Sign
- #9: EBI Sign
- #10: Construction Deliveries w/ Direction Arrow

**Please note Traffic Flaggers ( ● ) will be utilized anytime construction activities cannot allow free flowing, 2 way traffic.**

**All Large deliveries to be scheduled for early morning hours via Stiney Fields Parking Area**

**Contractor parking on site is limited to lay-down area, as well as coordinated off-site locations only.**

(Based on C1.04)

**Attachment 2**

FAQs Re: Parkside Construction and Temporary Access Easement and Agreement  
(attached)

**FAQs Re: Parkside Construction and Temporary Access Easement and Agreement  
("Temporary Agreement")**

1. What is the "Construction and Temporary Access Easement and Agreement"?

*Answer: An agreement between the Housing Authority and the Town that permits the temporary use of certain portions of Town-owned land, during the redevelopment of Parkside Village, for construction-related purposes, including the widening and improvement of Sliney Road, from which the Town will benefit as a result of the access easement accepted by the RTM in February.*

2. Why is the Temporary Agreement required here?

*Answer: The Planning and Zoning Commission's April 2021 resolution, Condition 2.c, required the execution of a "construction easement or alternative legal instrument" to allow the temporary use of Town property for these purposes.*

3. What area(s) will be affected by the Temporary Agreement? How will Beacon and the Housing Authority assure public safety during pendency of construction?

*Answer: The area to the immediate west of the Parkside property, where some of the Phase I improvements are being constructed for the benefit of the Town. The area is specifically delineated in a map attached to the Temporary Agreement.*

*The project's general contractor, Enterprise Builders, will install a construction fence surrounding the perimeter of the construction site. All equipment, materials, etc. will be within the boundaries of this fence and not accessible to the public.*

4. Will the Temporary Agreement impact Sliney Fields? Emergency access? Parking?

*Answer: Access and use of Sliney Fields – including emergency access – will be available at all times during construction. Certain stages of construction will be reserved for off-peak times to further minimize impact.*

*Currently, while there are few formal striped parking spaces off of Sliney Road behind the Little League fields, informally, there are approximately 72 unstriped spaces available in that area and we are aware that this area is regularly used by Little League families. (This count is based on an informal calculation of unobstructed parking spots based on typical sizes, we understand that parking can be more freeform in this area.) Of those spots in this area, 23 are intended for exclusive use by Parkside Village I residents, though in reality some are often used by visitors to the Sliney Fields, leaving approximately 49 available for public use.*

*During construction, approximately 29 of those informal spaces will remain accessible via Sliney Road for public use. An additional 23 spots will remain available for Parkside residents.*

*After construction, all Parkside Village I resident spots will be moved to a separate parking lot. Following construction, 23 properly striped parking spaces will be added to this area and available for use by park-users, including Little League families. Much of the currently unstriped area will remain unstriped. We estimate that this will result in an overall gain of two additional parking spots to this area for the public. It will also remove the conflict and confusion between spots available to the public and spots intended for Parkside residents.*

*The emergency vehicle access area shown on the traffic management plan will ultimately become signed and striped for emergency vehicle use only.*

5. How long will the Temporary Agreement be in place?

*Answer: By its terms, the Temporary Agreement will terminate upon (1) the issuance of a final Certificate of Occupancy for the redeveloped Parkside and (2) the completion of the Sliney Road widening, from which the Town will benefit as a result of the access easement accepted by the RTM in February. The Housing Authority and Beacon expect construction to take approximately 24 months.*

6. Who drafted the Temporary Agreement? Has it been approved by the Town?

*Answer: Counsel for Beacon and the Housing Authority drafted the Temporary Agreement, which was approved as to form and content by Town Counsel and the Town Planner. The "Traffic Management Plan", attached to the Temporary Agreement as an exhibit, was approved by the Town Planner, Police Chief, and Recreation Director. The Temporary Agreement also will be reviewed by the Board of Selectmen on March 23.*