

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

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.

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.]

EXHIBIT A

Easement Map

(Easement Map follows this page.)

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.)

PHASE 1 ACTIVITIES

- WIDEN SILENY FIELDS PARKING AREA TO 24-FOOT WIDTH, EXCAVATE SLOPE TO 2:1, AND CONSTRUCT CONCOURSE AS REQUIRED TO ACCOMMODATE WIDENING. MAINTAIN ACCESS ALONG SILENY THROUGHOUT CONSTRUCTION. PROVIDE SUITABLE CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- MODIFY SILENY FIELDS PARKING AREA TO ACCOMMODATE WIDENING AND DEVELOPMENT AND CONTINUING ACCESS TO SILENY FIELDS. STRIKE PARKSIDE 1 RESIDENTS ONLY.
- EXTEND EXISTING BITUMINOUS SIDEWALKS TO NEW PARKING AREA.
- ON-SITE RESIDENT PARKING AREA CONSTRUCTION THROUGHOUT CONSTRUCTION.
- MAINTAIN ACCESS TO BUILDINGS A, B AND C AND COMMUNITY CENTER THROUGHOUT PHASE 1 WORK.
- CONSTRUCT EMERGENCY VEHICLE PARKING AREA (DEDICATED).
- INSTALL TEMPORARY FENCING AT LIMITS OF WORK ZONE.
- RELOCATE RESIDENTS OUT OF BUILDING A.
- INSTALL EROSION CONTROL MEASURES.
- INSTALL TREE PROTECTION PRONE, THIN AND REDUCE GROWN. UNDESIRABLE SPECIES SHALL BE PERFORMED BY ARBORIST.
- MARK CLEARING LIMITS WITH CONSTRUCTION FENCING FOR CONSTRUCTION OFFICERS AND TOWN TREE WARDEN.
- ESTABLISH CONSTRUCTION TRAILER AND STORAGE AREAS.
- DEMOLISH BUILDING INCLUDING ANY NECESSARY ABATEMENT WORK.
- CLEAR AND GRUB SITE TO CLEARING LIMITS.

REVISONS	DATE	DESCRIPTION
10/23/2017	CONSTRUCTION PHASING	
2/15/2019	REVISED SITE PLAN	
4/11/2019	TOWN REVIEW COMMENTS	
5/7/2021	ISSUED FOR BID	

PROPOSED SITE PLAN REVISION
115 SOUTH MONTWOSE STREET BRANFORD, CT

PROJECT NUMBER: 20190086
Construction Phase #1
Traffic Management Plan

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

OPERATIONS

PH 1



THE BRANFORD HOUSING AUTHORITY OR ITS DESIGNATED CONTRACTOR SHALL PERFORM SNOW REMOVAL AND OTHER MAINTENANCE ACTIVITIES SO AS TO KEEP WALKING PATHS, PARKING AREAS AND PUBLIC WAYS PASSABLE BY RESIDENTS AND FIRST RESPONDERS THROUGHOUT CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE REGULAR (AT LEAST MONTHLY) UPDATES TO BRANFORD FIRST RESPONDERS REGARDING THE PROGRESS OF WORK AND ANY ISSUES THAT MAY AFFECT ACCESS TO EITHER THE PARKSIDE 1 FACILITY OR TO THE CONSTRUCTION SITE. A REPRESENTATIVE OF THE TOWN OF BRANFORD SHALL BE INVITED TO ATTEND REGULARLY SCHEDULED PROGRESS MEETINGS TO OBSERVE PROGRESS AND IDENTIFY ANY CONCERNS RELATED TO SITE ACCESS AND EMERGENCY RESPONSE.

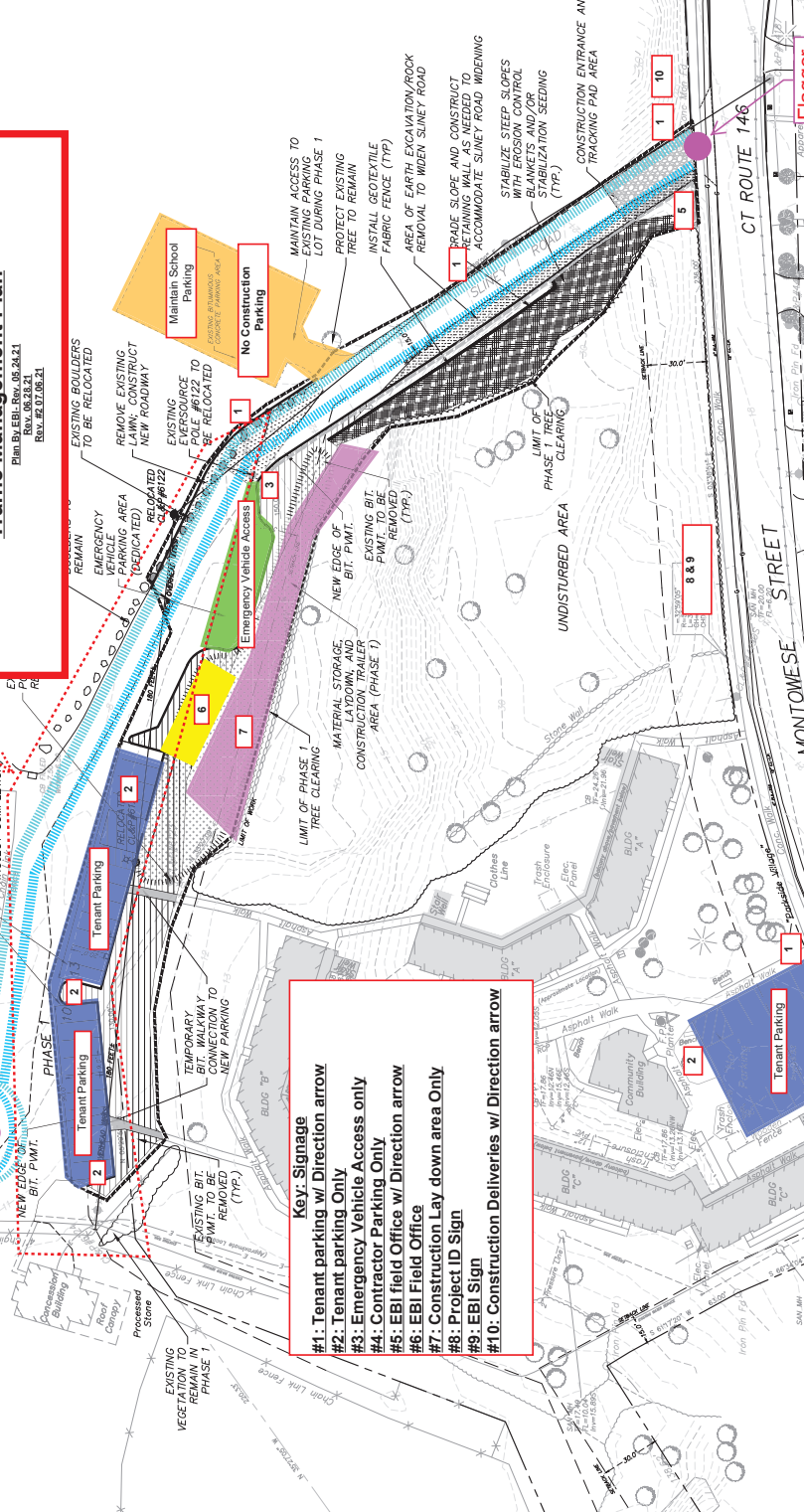
THE CONTRACTOR SHALL PERIODICALLY TO REVIEW ACCESS ARRANGEMENTS TO BOTH THE REMAINING PARKSIDE 1 FACILITIES AND THE CONSTRUCTION SITE. ACCESS SHALL BE CLEARLY MARKED AND KEPT OPEN AT ALL TIMES. AT A MINIMUM, TWO SEPARATE ACCESS POINTS SHALL BE PROVIDED: ONE OFF SOUTH MONTWOSE STREET AND ONE VIA THE SILENY FIELDS ACCESS DRIVE.

CONSTRUCTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE PROJECT SITE PRIOR TO BEGINNING DEMOLITION, CLEARING OR CONSTRUCTION WORK. THE FENCING SHALL BE AT LEAST SIX FEET HIGH WITH TOP RAILS, AN OPAQUE FABRIC COVER AND EMBEDDED POSTS. GATES SHALL BE SECURED IN A MANNER THAT WOULD ALLOW 24-HOUR ACCESS BY EMERGENCY RESPONDERS.

CONSTRUCTION INCLUDING IMPACTS TO PARKING AREAS AND ACCESS ROUTES.

ONCE RESIDENTS OF BUILDING A HAVE BEEN RELOCATED TO OTHER ACCOMMODATIONS, THROUGH CONSTRUCTION TO THE COMPLETION OF BUILDING AND SITE IMPROVEMENT WORK, THE OCCUPANCY OF PARKSIDE 1 BUILDING SHALL BE LIMITED TO THE RESIDENTS OF BUILDINGS B AND C. NO OTHER OCCUPANTS SHALL BE PERMITTED UNTIL THE COMPLETION OF ALL SITE IMPROVEMENTS INCLUDING PARKING FACILITIES NEEDED TO SUPPORT FULL OCCUPANCY OF THE NEW BUILDING.

Parkside Village I Construction Phase #1 Traffic Management Plan



****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 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**

CONSTRUCTION WORKERS MUST PARK WITHIN DESIGNATED AREAS ONLY. THE PARKSIDE VILLAGE I SITE OFFICERS AND SUPERVISORS TO BE PLACED IN PARKING LOT OFF SITE. MONTWOSE STREET AND THE DESIGNATED RESIDENT PARKING AREA, SILENY FIELDS, SHALL BE ACCESSIBLE AND OPEN FOR USE TO THE GREATEST EXTENT PRACTICAL THROUGHOUT CONSTRUCTION. IN ADDITION, WALKWAYS WITHIN AND CONNECTING PARKING AREAS TO PARKSIDE VILLAGE I SHALL REMAIN ACCESSIBLE AND OPEN FOR USE THROUGHOUT CONSTRUCTION.

IN THE EVENT THAT THE USE OF OR ACCESS TO AND FROM EITHER PARKING AREA WILL BE INTERRUPTED BY CONSTRUCTION ACTIVITIES, THE **Flagger** LOCATION, REQUIRED TO PROVIDE ALTERNATE PARKING AREAS AND MEANS OF ACCESS TO AND FROM THOSE ALTERNATE PARKING AREAS DURING THE INTERRUPTED PERIOD, SHALL BE DETERMINED BY THE CONTRACTOR. THE LOCATION OF THE **Flagger** SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE TOWN OF BRANFORD. THE LOCATION OF THE **Flagger** SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE TOWN OF BRANFORD. THE LOCATION OF THE **Flagger** SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE TOWN OF BRANFORD.

Key: Signage

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

GENERAL NOTES

CONSTRUCTION ACCESS SHALL BE ALONG THE EXISTING SILENY FIELDS ACCESS ROAD ONLY. SHOULD EXTRAORDINARY CIRCUMSTANCES REQUIRE THAT A DELIVERY BE MADE TO EITHER THE PARKSIDE 1 FACILITY OR TO THE CONSTRUCTION SITE, A REPRESENTATIVE OF THE TOWN OF BRANFORD SHALL BE INVITED TO ATTEND REGULARLY SCHEDULED PROGRESS MEETINGS TO OBSERVE PROGRESS AND IDENTIFY ANY CONCERNS RELATED TO SITE ACCESS AND EMERGENCY RESPONSE.

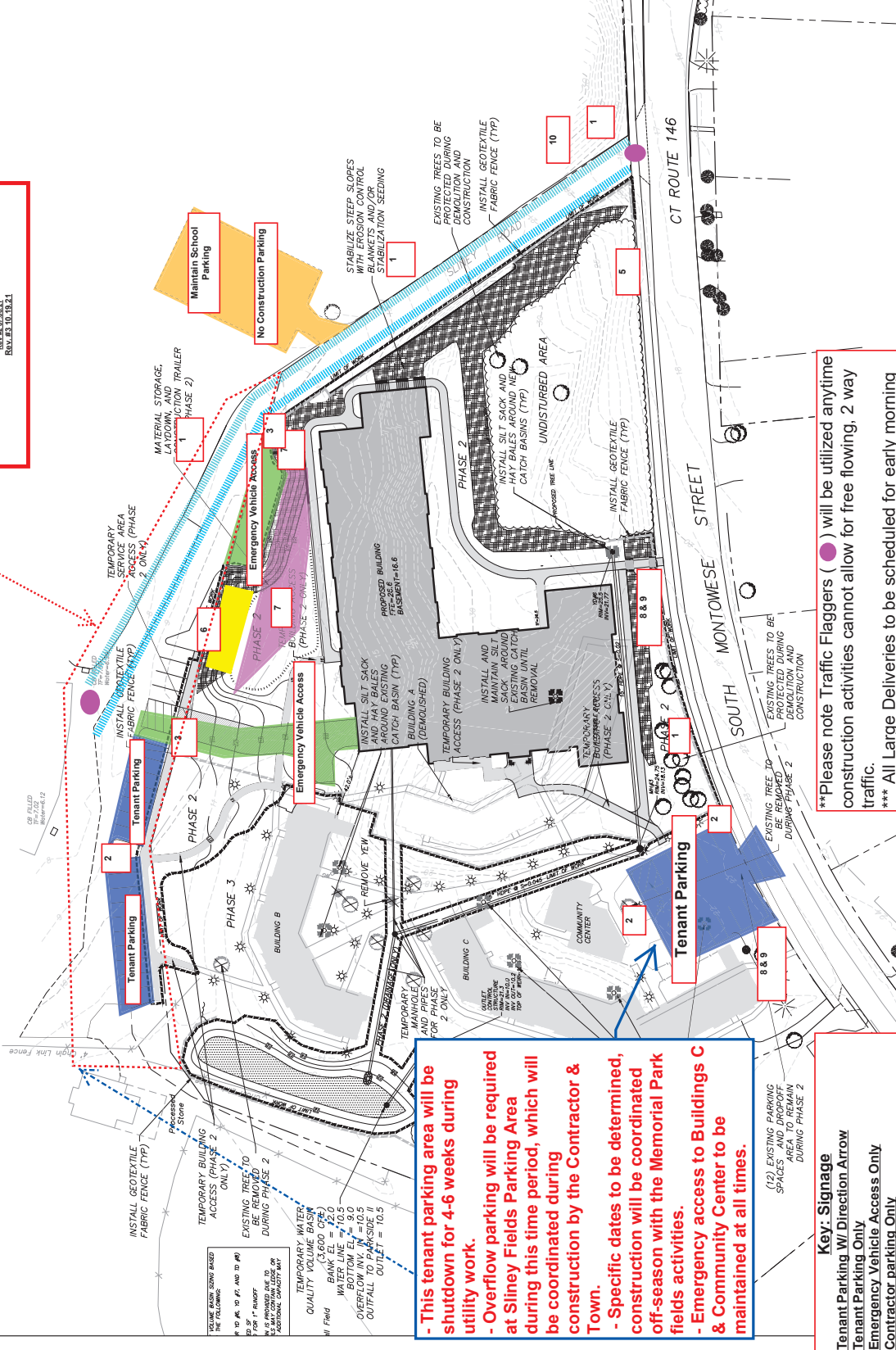
PRIOR TO BEGINNING WORK CONTRACTOR SHALL IDENTIFY AND DESIGNATE WORKER PARKING AREAS. THESE MAY BE ADJACENT TO THE SITE OR AT A REMOTE LOCATION. BUT IN NO CASE SHALL CONTRACTOR PARKING DESPITE REQUIRED PARKING FOR PARKSIDE 1 RESIDENTS OR SILENY FIELDS USERS. PARKING ALONG PUBLIC ROADWAYS INCLUDING SOUTH MONTWOSE STREET, HEDDING AVENUE OR INDIAN ROCK ROAD SHALL NOT BE PERMITTED AT ANY TIME. REMOTE PARKING IF USED, SHALL NOT BE USED FOR PARKING FOR THE SILENY FIELDS FACILITIES.

CONSTRUCTION WORKERS MUST PARK WITHIN DESIGNATED AREAS ONLY. THE PARKSIDE VILLAGE I SITE OFFICERS AND SUPERVISORS TO BE PLACED IN PARKING LOT OFF SITE. MONTWOSE STREET AND THE DESIGNATED RESIDENT PARKING AREA, SILENY FIELDS, SHALL BE ACCESSIBLE AND OPEN FOR USE TO THE GREATEST EXTENT PRACTICAL THROUGHOUT CONSTRUCTION. IN ADDITION, WALKWAYS WITHIN AND CONNECTING PARKING AREAS TO PARKSIDE VILLAGE I SHALL REMAIN ACCESSIBLE AND OPEN FOR USE THROUGHOUT CONSTRUCTION.

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

DATE: 08/28/2017
REVISED: 09/28/2017
REVISED: 10/10/2017
REVISED: 10/10/2017

Temporary construction
Easement area- 0.45AC



- PHASE 2 ACTIVITIES**
1. MAINTAIN ACCESS TO BUILDINGS B, C AND FIELD PARKER THROUGHOUT PHASE 2 WORK.
 2. INSTALL EROSION CONTROL MEASURES.
 3. INSTALL TREE PROTECTION SYSTEMS TO PROTECT TREES FROM TRUCKS AND REDUCE CROWN UNDER AEROSOL DIRECTION. ROOT PRUNING IF REQUIRED. PERFORMED BY ARBOREST.
 4. DESIGN, PREPARATION AND BUILDING CONSTRUCTION.
 5. LOCATE AND MARK UTILITY CONDUITS AND WATER QUALITY BASIN AND/OR OTHER SERVICES AS NEEDED TO AVOID CONFLICTS.
 6. CONSTRUCT PHASE 2 STORM BASIN AND TEMPORARY WATER QUALITY BASIN PRIOR TO INSTALLING NEW BUILDING ROOF DRAIN.
 7. CONSTRUCT TEMPORARY PEDESTRIAN (ADA-COMPLIANT) WALKWAYS AND STAIRS FROM SLINEY FIELD PARKING AREA TO LOWER LEVEL OF NEW BUILDING PRIOR TO OCCUPANCY OF NEW BUILDING.
 8. ESTABLISH PEDESTRIAN ACCESS TO NEW BUILDING MAIN ENTRANCE TO EXISTING ON-SITE PARKING LOT PRIOR TO OCCUPANCY OF NEW BUILDING. COMBINATION OF PERMANENT AND TEMPORARY WALKS.
 9. COMPLETE SITE IMPROVEMENTS WITHIN WORK LIMITS INCLUDING NEW WALKS TO THE NORTH, EAST AND WEST.
 10. DELINEATE WORK LIMITS AS MAY BE REQUIRED BY THE TOWN ENGINEER. BUILDINGS OFFICIAL.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/2017	CONSTRUCTION PHASING
2	2/15/2019	REVISED SITE PLAN
3	4/11/2019	TOWN REVIEW COMMENTS
4	5/7/2021	ISSUED FOR BID

PARKSIDE VILLAGE 1

PROPOSED SITE PLAN REVISION

PROJECT NUMBER: 2018008

Construction Phase #2
Traffic Management Plan

DATE: 9/25/2017

DRAWN BY: O.G.

SCALE: 1"=30'

OPERATIONS

PH 2

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

- Overflow parking will be required at Sliney Fields Parking Area during this time period, which will be coordinated during construction by the Contractor & Town.

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

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

**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 Sliney Rd only

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

- 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
 - #6: EBI Field Office
 - #7: Construction Lay-down Area Only
 - #8: Project ID Sign
 - #9: EBI Sign
 - #10: Construction Deliveries w/ Direction Arrow

PHASE 3 ACTIVITIES
(PRIOR TO COMMENCING OCCUPANCY)

- RELOCATE RESIDENTS FROM EXISTING BUILDINGS. BUILDING OCCUPANCY IS LIMITED TO CURRENT PARKSIDE RESIDENTS ONLY.
- MAINTAIN ACCESS TO EXISTING ON-SITE PARKING AREA AND DRIVEWAY TO SOUTH UNTIL NEW PARKING AREA IS READY FOR USE.
- MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS FROM NEW BUILDING TO TEMPORARY PARKING AREA AND DRIVEWAY AT PARKING AREA IS READY FOR USE.
- ADJUST TEMPORARY FENCING TO NEW WORK AREA.
- INSTALL EROSION CONTROL MEASURES.
- INSTALL TREE PROTECTION BARRIERS, ARBORIST AND REDUCE CROWN UNDER ARBORIST DIRECTION. ROOT PRUNING SHALL BE PERFORMED BY ARBORIST.
- MARK CLEARING LIMITS WITH CHAINS AND STAKES FOR REVIEW AND APPROVAL BY ENGINEER, ZONING ENFORCEMENT OFFICER AND TOWN TREE WARDEN.
- DEMOLISH BUILDINGS B, C AND COMMUNITY CENTER INCLUDING NECESSARY ABATEMENT WORK.
- CLEAR AND GRUB SITE TO CLEARING LIMITS.
- CONSTRUCT REMAINING STORM DRAINAGE SYSTEM INCLUDING WATER RETENTION SYSTEM.
- CONSTRUCT NEW PARKING LOT, PATIO AND PERMANENT WALKS.
- INSTALL LANDSCAPING, STRIPING, SIGNAGE, AND ORNAMENTAL LIGHTING.

PARKSIDE VILLAGE 1

PROPOSED SITE PLAN REVISION
115 SOUTH MONTWOSE STREET BRANFORD, CT

PROJECT NUMBER
2019008

Construction Phase #3
Traffic Management Plan

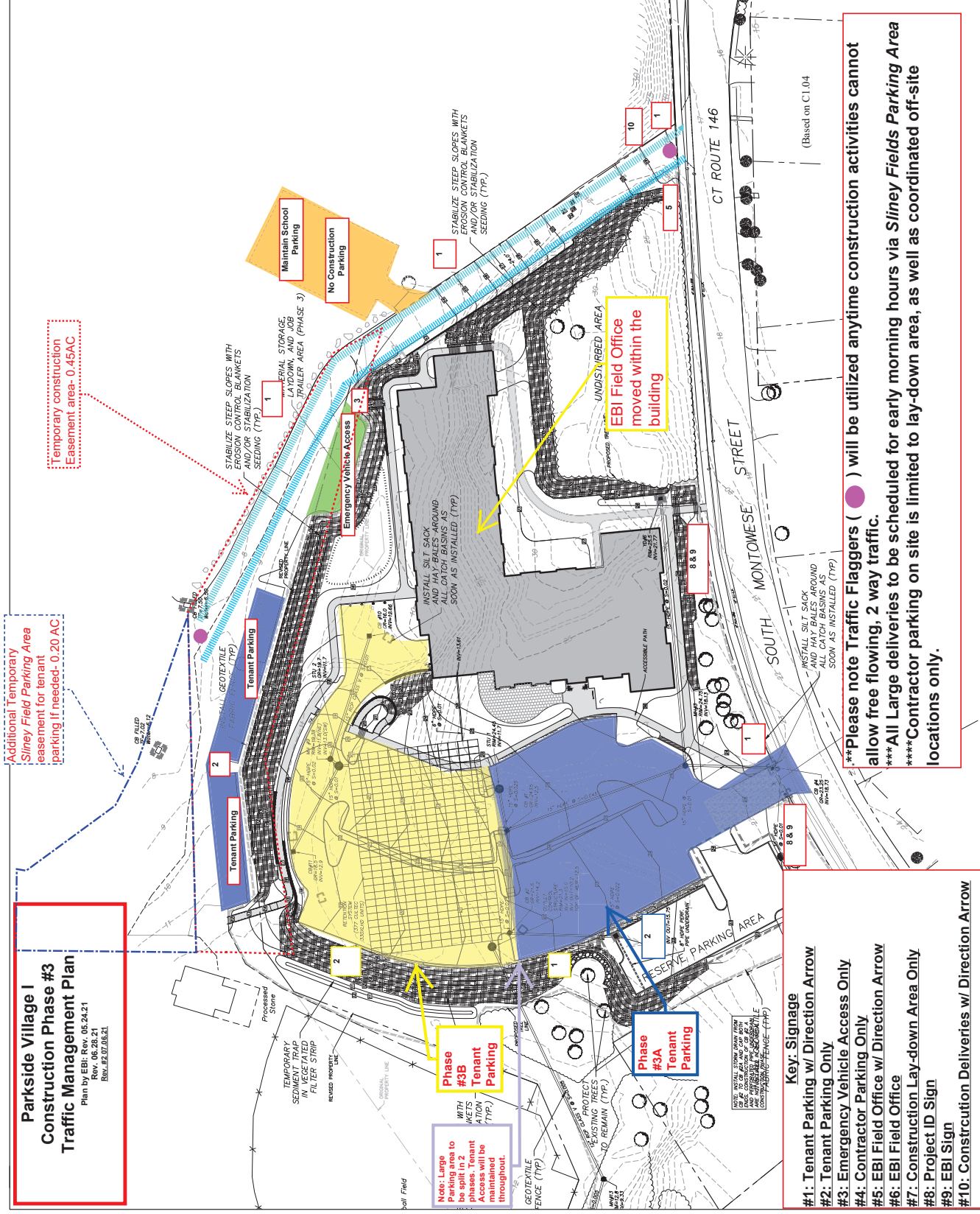
DATE
9/25/2017

DRAWN BY
O.G.

SCALE
1"=30'

OPERATIONS

PH 3



Temporary construction Easement area- 0.45AC

Additional Temporary Siney Field Parking Area easement for tenant parking if needed- 0.20 AC

Parkside Village I Construction Phase #3 Traffic Management Plan
Plan by EBI; Rev. 05.24.21
Rev. 06.28.21
BRI.ELZABEK

Phase #3B Tenant Parking
Note: Large Parking area to be split in 2 phases. Tenant parking to be maintained throughout.

Phase #3A Tenant Parking

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

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.