AGENDA

TOLLAND TOWN COUNCIL – ARPA SUBCOMMITTEE ZOOM ONLY – REGULAR MEETING AUGUST 24, 2023 – 4:30 P.M.

- 1. CALL TO ORDER
- 2. PUBLIC COMMENTS
- APPROVAL OF MINUTES –JUNE 22, 2023 MEETING
 https://ecode360.com/TO1208/documents/Minutes?category=ARPA%20Sub-Committee
- 4. OLD BUSINESS ACTION/DISCUSSION ITEMS

None.

- 5. NEW BUSINESS ACTION/DISCUSSION ITEMS
 - 5.1 HISTORIC DISTRICT COMMISSION REQUEST FOR SIDEWALK REPAIRS IN TOLLAND GREEN DISTRICT
 - 5.2 REVIEW OF THE SPREADSHEET AND ANY DISCUSSION OF ADDING OR REMOVING ITEMS
- 6. ADJOURNMENT

Join Zoom Meeting

https://us02web.zoom.us/j/85141099205?pwd=L3RVOE45UWMxSHU2Y25zb21xQ1M0QT09

Meeting ID: 851 4109 9205

Passcode: 08242023

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Historic Stone Walkway Study

Tolland Green Historic District

June 2022



There is no silver bullet when it comes to inexpensive, durable and aesthetically pleasing paving in historic settings.





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Executive Summary

TO Design @ FHI Studio was engaged by the Town of Tolland in 2022 to evaluate the existing stone walkways on Route 74 and Carriage Road adjacent to the Town Green in the Tolland Green Historic District.

According to the National Register of Historic Places, the walks along Rt. 74 may date from the second half of the 19th century.

The walks are predominantly stone along Route 195 and a mix of stone, concrete and bituminous concrete along Carriage Road. Approximately ½ of the walks along Route 74 are beyond the public Right of Way, and on Private property. Overall the stone walks are in varying conditions from badly cracked, heaved or sunken to some with a relatively level surface.

The Tolland Green Historic District is a significant resource for the town of Tolland in that it retains its 19th century scale, charm and sense of place. As stated in the National Register of Historic Places Registration Form:

"The Tolland Green Historic District is significant for its landscape qualities as a relatively original-appearing village green; for its historical associations with institutions and people important in the development of the area as a town center; and for the architectural qualities of its buildings, many of which represent well-preserved examples of particular periods and styles of architecture."

Judging from correspondence supplied, the walkways have been a source of continuing discussion for several years. Town commissions have conflicting goals, with the Commission on People with Disability's desiring a consistently level and easily traversed walkway that meets current ADA accessibility standards and the Historic District Commission's desire to retain the historic stone walkways much as is.

FHI Studio met with the Commission on People with Disability's on April 13, 2022 and the Historic District Commission on April 20, 2022. From those meetings a series of possible solutions was generated and are provided in this report.

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Existing Conditions

The stone walkways are of varying materials alignment and widths. The width of the stone walkways varies from 24"to 48". Many of the stones in the granite travel path are unleveled, out of alignment and cracked. Generally the walkways are on private property along Route 195 and within the street Right of Way on Carriage Road.

Regulations and Guidelines

It should be noted that a municipality is not obligated to provide a public sidewalk in or adjacent to the Street Right of Way, only to provide an accessible path from the parking area into a public building. Tolland appears to have satisfied that requirement at the Tolland Green. If public walks are provided than the walk must comply as closely as possible with The Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings & Facilities (ADAAG) and the international Building Code (IBC) as adopted by the State of Connecticut. Public Rights of Way Accessibility Guidelines go further than ADAAG in defining best practices but as of May 2022 these guidelines are advisory and not mandatory.

Many of the historic walks at the Tolland Green are on private property. The front sidewalk is not required to be accessible if an alternate accessible route is provided (commercial properties). There is no ADAAG requirement for private residences. ADAAG guidelines for accessible routes that pertain to the historic walks are as follows:

- » A max ¼" lip is allowed
- » A max. 1/2" horizontal gap is allowed
- » Surface must be firm stable and slip resistant
- » Width should be four foot minimum
- » 2% maximum Cross slope
- » 5% maximum longitudinal slope

Also relevant to the discussion is the fact that both the Historic District Commission and the Commission on People with Disabilities are advisory only in this situation.

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Options

Reset and repair existing Stone walks

The existing sidewalk materials are not particularly an issue with meeting accessibility standards. They have heaved and are not level, but they can be reset to meet the requirement of no greater than ¼" lip. It's ok to have different materials (bluestone, granite, and concrete) as long as the transition between the materials is level or within tolerances per the attached diagrams.

Replace historic stone walks with new stone walks

Install concrete walks parallel to historic walks on Route 74

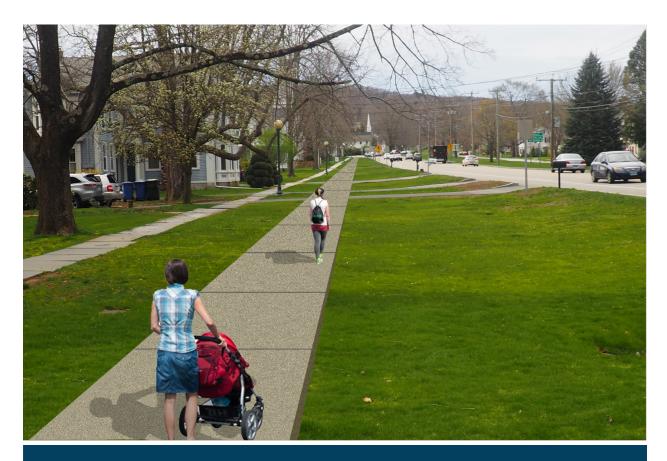
Install stone dust or asphalt Walks parallel to historic walks on Route 74

Repair and expand historic stone walks

Establish a walkway in Carriage Road

Add stone dust edge to repaired historic walks

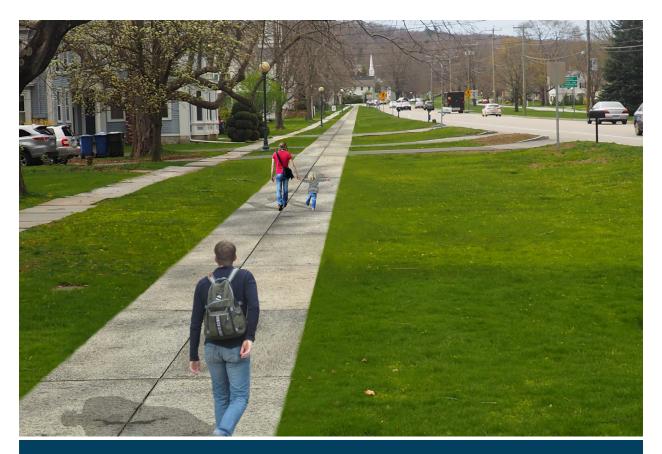
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Adjacent Concrete Walk

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Pros	Cons
All weather, accessible, durable surface	Two walk system in many areas
Satisfies Accessibility Commission	Does not satisfy historic commission
Will meet all accessibility standards	

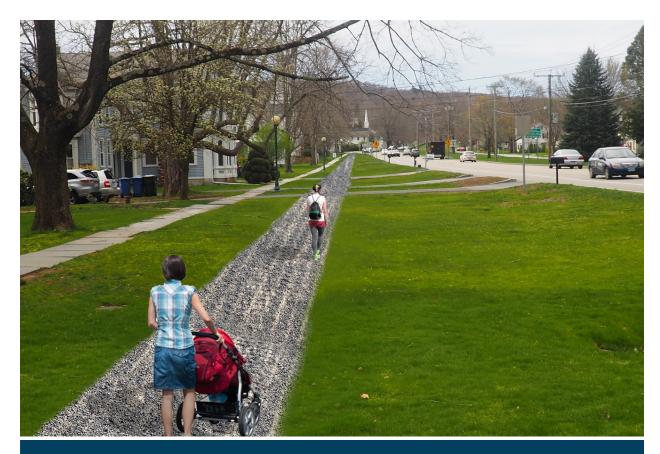
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Adjacent Stone Walk

Pros	Cons
All weather, accessible, durable surface	Parallel walk system in many areas
Satisfies Accessibility Commission	Does not satisfy historic commission
Will meet all accessibility standards	Cost

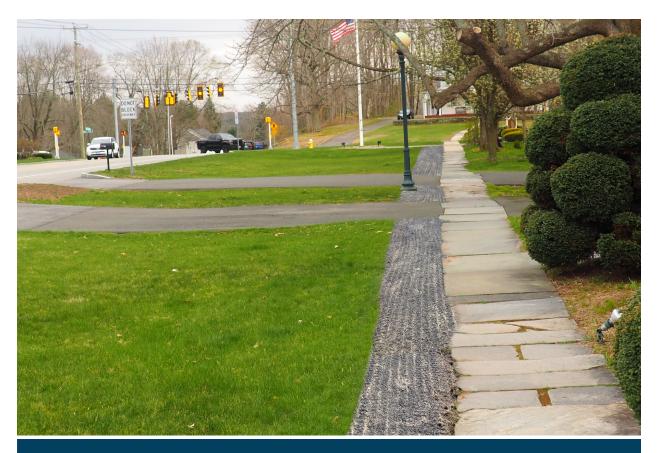
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Adjacent Stone Dust Walk

Pros	Cons
Cost effective	Has to be maintained (raked and compacted)
Can meet accessibility standards if maintained	Surface will be soft and irregular if not maintained
Material is compatible with architecture and ambiance	Will be a trip hazard if not meticulously maintained

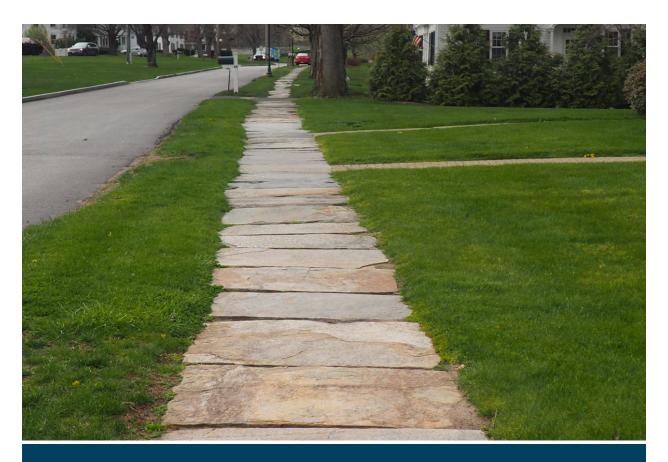
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Adjacent Stone Dust Section

Pros	Cons
Cost effective	Has to be maintained (raked and compacted)
Can meet accessibility standards if maintained	Surface will be soft and irregular if not maintained
Material is compatible with architecture and ambiance of district	Will be a trip hazard if not meticulously maintained

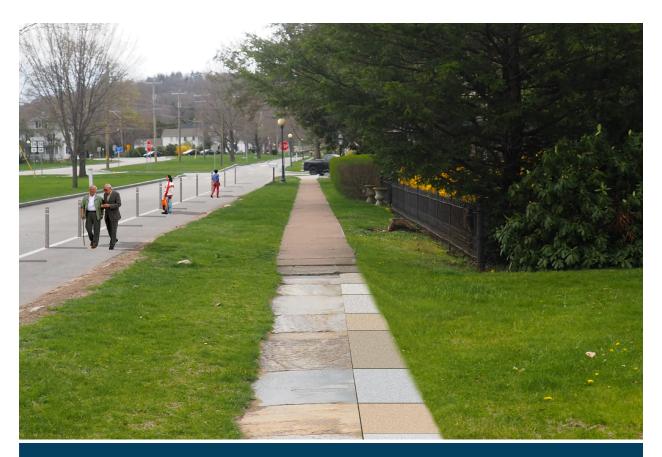
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Repair and Adjust Historic Walks to Meet Accessibility Standards

Pros	Cons
Maintains historic look and continuum	Has to be maintained (raked and compacted)
Satisfies Historic Commission	Surface will be soft and irregular if not maintained
Can meet accessibility standards	Surface will still be irregular
Material is compatible with architecture and ambiance of district	Cost
Historic continuum is maintained	

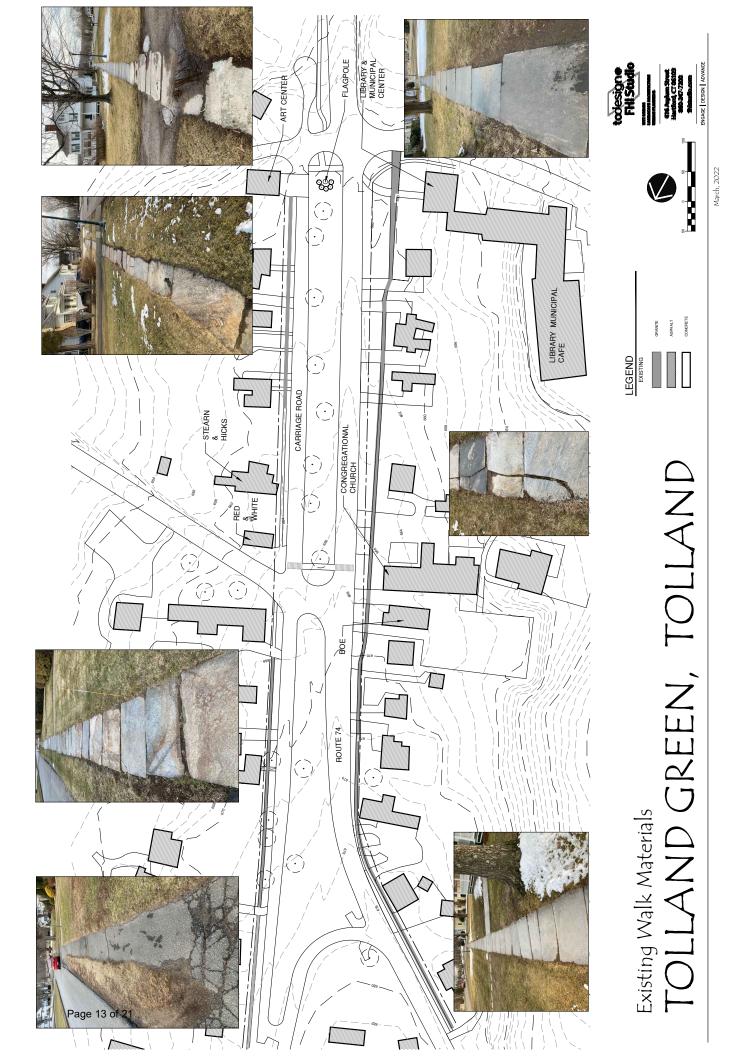
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Establish Accessible Walkway in Carriage Drive

Pros	Cons
Cost effective	Limited protection from traffic
Can meet accessibility standards if maintained	Loss of parking

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Tolland Green Probable Sidewalk Replacement / Repair Costs

•	New Concrete Walk	\$150,000 - \$200,000
•	New Stone Dust Walk	\$75,000 - \$100,000
•	New Stone Walk	\$420,000 - \$500,000
•	Repair Stone Walk to be accessible	\$150,000 - \$180,000
•	Delineated walk area within Carriage Drive	\$25,000 - \$50,000
•	Stone Dust strip along existing walks	\$30,000 - \$50,000



Historic Stone Walkway Study

Tolland Green Historic District

June 2022

	Request Category	Details of request	Request Made By	Voted to consider	Research Required	Research Complete	Date brought to Council	Council Decision	Estimated Cost	Amount Approved	Checked SAM.gov exclusions	Expenditures to date	ARPA Fund Balance	Status
		Beginning Balance											2,163,102.81	
7/27/2021	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Funding for EHHD Covid costs	Rob Miller	yes	no		7/27/2021	Yes	5,470.00	5,470.00	Yes	5,470.00	2,157,632.81	Complete
12/9/2021	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Using \$50,000 of ARPA funds to fund a study for well water concerns for potential application to the Clean Water Revolving Fund. Balance cancelled. Study complete. If additional funds are needed in the future, it can be reconsidered by Council.	Tammy Nuccio	Yes	Yes	No	12/28/2021	Yes	50,000.00	14,109.63	Yes	14,109.63	2,143,523.18	Complete
2/24/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	VACALL Truck for Storm Drain Cleaning MS4	Colleen Yudachik	Yes	no		3/8/2022	Yes	495,000.00	495,000.00	Yes	495,000.00	1,648,523.18	Complete
2/24/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Street Sweeper MS4	Colleen Yudachik	yes	no		3/8/2022	Yes	275,000.00	274,500.00	Yes	274,500.00	1,374,023.18	Complete
6/24/2022	Restore cuts in public services caused by pandemic-induced revenue losses and avoid additional cuts	Cross Farms ADA Pathway in CIP budget DEBT 205000072-755851-2205	Lisa Hancock	Yes	No		8/9/2022	Yes	200,000.00	91,783.00	Yes	91,783.00	1,282,240.18	Complete
7/1/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	TORO Mower Current CIP DEBT 20200072-755505-2197	Lisa Hancock	Yes	no		8/9/2022	Yes	115,488.00	115,488.00	Yes	115,488.00	1,166,752.18	Complete
7/1/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	TMS Track Resurface CIP DEBT 20100372-755449-2194	Lisa Hancock	Yes	No		8/9/2022	Yes	140,000.00	140,000.00	Yes		1,026,752.18	In Progress
1/11/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Mental Health Task force - discussion continued-Amount could change-original \$10,000 - balance returned to ARPA	Tolland Mental Health and Substance Use Advisory Task Force	Yes	yes	Yes	8/9/2022	Yes	60,000.00	9,093.50	Yes	9,093.50	1,017,658.68	Complete
4/13/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Tractor (School Use) 20100472-755346-2190	Colleen	Yes	no		8/9/2022	Yes	24,000.00	24,000.00	Yes	24,000.00	993,658.68	Complete

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4/14/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Floor Machines (Building Use) 2/16/23 on order 20100572-755345-2191	Colleen	Yes	no		8/9/2022	Yes	24,000.00	23,575.00	Yes	23,575.00	970,083.68	Complete
4/15/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Dishwasher & sink station ordered- 20100272-755344-2192	Colleen	Yes	no		8/9/2022	Yes	45,000.00	45,000.00	Yes	0.00	925,083.68	In Progress
8/10/2022		Addition appropriation received								743,415.26		1,053,019.13	1,668,498.94	
1/31/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	free sports for kids/summer camp - Bruce Watt 33010072-790004-ARPA	Tammy Nuccio	Yes	Yes	Yes	10/11/2022	Yes	200,000.00	200,000.00	N/A	110,817.00	1,468,498.94	In Progress
10/4/2022		Addition appropriation received								1,419,687.55			2,888,186.49	
	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	FY 23-24 CIP for BOE - TIS & TMS Seclusion Room Special Education Updates required - Met with BOE to begin plans 20100272-755338-2218 \$49,500 & 20100372-755338-2217 \$8,500	Lisa Hancock	Yes	no		2/28/23 23-24 CIP	Yes	58,000.00	58,000.00			2,830,186.49	Not Started
	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	FY 23-24 CIP for BOE - TIS Nurses Area Addition/Renovation - Met with BOE to begin plans 20100272 755540-2219	Lisa Hancock	Yes	no		2/28/23 23-24 CIP	Yes	41,000.00	41,000.00			2,789,186.49	Not Started
4/16/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Heavy duty truck – Used for Plowing and Park Maintenance - 23-24 CIP Request on order-20200072- 755510-2221	Colleen	Yes	Yes	Yes	2/28/23 23-24 CIP	Yes	295,000.00	295,000.00	Yes		2,494,186.49	In Progress
1/3/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	\$15000 towards cost of study for forest management planinitial stage managed in general fund 2021-22 and this is stage 2	Conservation Commission/Jim Hutton	Yes	no	yes	2/28/2023	Yes	15,000.00	15,000.00	Yes		2,479,186.49	In Progress
2/16/2023	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Little League updated request for field improvements	Bruce Watt	Yes	Yes	Yes	2/28/2023	Yes	63,000.00	63,000.00	Yes	17,759.90	2,416,186.49	In Progress
2/16/2023	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	ice Skating Rink Replacement	Skate Tolland, Rec Commission, Bruce Watt	Yes	Yes	yes	2/28/2023	Yes	10,000.00	8,221.70	Yes	8,221.70	2,407,964.79	Complete

return balance to ARP

3/20/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Request to provide funding for the ECHIP Self Health Insurance BOE & Town Joint account for benefit of BOE budget relief	Brian Foley	Yes	Yes	Yes	3/28/2023	Yes	200,000.00	200,000.00	Yes	200,000.00	2,207,964.79	Complete
3/21/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Additional funds needed for Tennis court project at Crandall park. The cost for the tennis court renovation is \$200,000 higher than the \$500,000 grant even with project scope adjustments. The extra funds will allow for the project to be completed in a timely fashion and will also provide ADA sidewalk accessibility to the courts. 20400072-755738-2210	Bruce Watt, Megan Massa, Lisa Hancock	Yes	No		3/28/2023	Yes	200,000.00	200,000.00	Yes	200,000.00	2,007,964.79	In Progress
2/14/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	ADA Accessibility for sidewalks on the Town Green - FY 23-24 CIP plan combined with funding for Veterans area improvements. Working through legal procedures and designs.	Brian Foley	Yes	Yes	Yes	5/23/2023	Yes	400,000.00	400,000.00			1,607,964.79	Not Started
5/31/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Adam's Adventure needs a few repairs/replacement pieces. Currently we have wear under the swings on the turf like material from children dragging their feet while swinging/stopping. Also, three panels no longer work and were donated by an engineering class at UConn which are non-replaceable due to the fact they are not from a playground vendor. I have talked to Adam's mother in regards to the suggested play panels that need to be replaced, and she had no problem with the suggest play equipment. I am requesting \$12,000 for the equipment need.	Bruce Watt	Yes	No		7/12/2023	Yes	12,000.00	12,000.00	Yes		1,595,964.79	In Progress
3/24/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	replenish funds for free bulky waste program	Mike Wilkinson	No Vote	no				100,000.00					Not Considered Yet
2/14/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	FY 23-24 CIP for Jail Museum/ADA needs-Going to try to determine if there are any historic grants. Need actual cost after design phase	Lisa Hancock	No Vote	Yes				100,000.00					Not Considered Yet
		HDC passed a motion to recommend that the Town Council use ARPA funds to raise and level the existing historic sidewalks, and fix the cement portions that are in disrepair. Report from 2022 has varying dollar costs. Used \$300,000 as an estimate for now.	Historic District Commission	No Vote	Yes				300,000.00					Not Considered Yet
3/1/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	ADA walkway from lower cross farms gravel lot to the lower soccer field.	Brian Foley	No Vote					?					Not Considered Yet
4/16/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	Heavy duty truck – Used for Plowing and Park Maintenance - 24-25 CIP Request - Could be a potential price increase. Mgr having a Public Works Study performed to determine future needs	Colleen	No Vote	Yes				295,000.00					Not Considered Yet
5/27/2022	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	ADA improvements on Town recreational fields and parks and Town-wide needs-Need to review study results for a better cost analysis - \$200,000 placeholder	Susan Lucek	No Vote	Yes				200,000.00					Not Considered Yet

6/1/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	New Pickleball Fields at Heron Cove - Quote from EZIQ-currently trying to obtain a STEAP grant for this project	Bruce Watt	No Vote	Yes			415,000.00			Not Considered Yet
3/2/2023	Restore cuts in public services caused by pandemic induced revenue losses and avoid additional cuts	On behalf of the Tolland Soccer Club, I would like to respectfully request considering using a portion of the remaining ARPA funds to install field lighting on the three soccer fields at Cross Farms. As not only the premier facility in town but also one of the top facilities in the state, this would further enhance the fields and expand their usage. Particularly during the fall season when the days get very short very quickly, it is difficult to schedule full practices for our teams. Not only would this allow full practices, but allow us to hold practices for multiple teams each night on the same field, helping to resolve our field shortage. In addition, it would also allow for night games. If the Town would fund the initial capital investment to install the lighting, the Club would pay for the annual electricity expense and contribute to the maintenance of the lights. This is a successful model that we currently use for both the lights at Crandall's Park and the irrigation systems. By doing so, we would significantly limit the recurring expense to the Town as it would be borne by the Club. Maybe also consider LED replacement project in CIP for Crandall Park and lighting for the other ball fields. (\$950,000 is only for soccer fields plus contingency)	Tolland Soccer Club: David Garritt	No Vote	Yes	Yes		950,000.00			Not Considered Yet
5/31/2023		Three street lights added to the green. Request from historical district commission. Cost estimate includes quoted cost of \$14,400 from Rockvern Electric for matching lights and \$2,600 for a potential contingency/price increase. On hold until green sidewalks move on.	Jodi Coleman- Marzialo					17,000.00			Not Considered Yet
6/12/2023	caused by pandemic-	ADA Pathway to the solar powered-table and meeting spot for patrons to charge devices and sit outside. It is a nice spot for the table, however there's no clear accessible walkway to the table. It would be good to create an ADA path to it, and I expect it would be low-cost as it is maybe 20 feet at most from the sidewalk near the entrance to Town Hall lower lot.	Steve Jones		Yes						Not Considered Yet
	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Water extension/installation various areas of need (would need to be part of a CIP project)	Tammy Nuccio	No Vote				?			Not Considered Yet

		NO LONG	ER UNDER CONSI	DERATIC	N							
3/24/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Fire Engine - Budget for CIP has \$750,000 but pricing has increased. Debt will not be issued this year. Bid results are received. Being advised that the budget is insufficient. Town Manager wants to hold off for this purchase for one year. Price will increase probably around \$300,000 to \$1.3 million in FY 23-24 (ARPA approved at \$1 Million to go to Council)	ARPA Committee	Yes	No		11/22/2022	No	1,300,000.00			Cancelled
5/20/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Tolland Soccer League field issues at Cross Farms - The materials have been delivered and as weather permits we are installing the under drainage as discussed	David Garritt	No Vote	Yes							Cancelled
5/17/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Miracle Field Site Preparation	Tammy Nuccio	Yes	No		5/24/2022		200,000.00			Cancelled
3/15/2022	Respond to the pandemic and its negative economic impacts (includes Public Health)	Ambulance purchase	Colleen Yudachik						370,000.00			Cancelled
3/23/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Engine 240 Refurb	ARPA Committee	No Vote	no				180,000.00			Cancelled
	Respond to the pandemic and its negative economic impacts (includes Public Health)	I'm contacting you as advised by the CT. SBA. I have been working with them for launching an new Tolland-based business and our launch plans have been derailed due to the extreme changes in costs for manufacturing, packaging and card stock as a result of all covid related changes, including the supply chain back-ups. Therefore, I'd like to inquire about what Tolland funds might be available for Tolland based businesses this year or early next year based upon the municipal \$ provided by the ARP in 2021, 2022.	Hollie Barnas holliebarnas@gmail.c om	No Vote	Yes	yes	No does not fall under revenue loss rule		25,000.00			Cancelled
	Invest in water, sewer, or broadband infrastructure	Fiber Network-not feasible	Lisa Hancock	No Vote					Depends			Cancelled
4/17/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Crack repair /resurface tennis courts (Old Cathole) - Currently funded by CIP (Rec fund 42,000 and 40,000 CNRE)	Colleen/Bruce	No Vote	Yes	Yes	no		82,000.00			Cancelled
6/13/2022	Restore cuts in public services caused by pandemic-induced revenue losses and avoid additional cuts	Crandall Park Tennis Courts - The Town has applied for a STEAP grant. If it is was awarded. No need for ARPA.	Bruce Watt	No Vote	Yes	Yes			500,000.00			Cancelled
	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Additional hours for Senior Dial a ride - Other funding options provided directly to HVCC for this service.	Tammy Nuccio	No Vote								Cancelled
5/24/2022	Restore cuts in public services caused by pandemic- induced revenue losses and avoid additional cuts	Tolland Little League request - Tim is no longer with Little League. Brian Foley worked with new leadership and they state that Mr. Griffin's list is not their needs	Tim Griffin	No Vote	Yes				125,000.00			Cancelled

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1/1	7/2023 ca	Restore cuts in public services aused by pandemic- induced revenue losses and avoid additional cuts	Veterans Memorial - Project merged with Town Green ADA sidewalks	Steve Jones	No Vote				10,000.00					Cancelled
3/18	ca i	Restore cuts in public services aused by pandemic- induced revenue losses and avoid additional cuts	Veterans Commission Budget Request-Not appropriate use for ARPA funds	Steve Jones	No Vote	no			17,100.00					Cancelled
8/10)/2022 ca i	losses and avoid	Splash Pad, music structure, etc at Crandall Park-additional comments: Their swimming pond had an awesome dock and raft, there was a splash pad for younger kids, and they had a very nice structure to host music events. Some of these things seem possible for our park, if there was interest from our town officials and the willingness to fund the improvements.	Art Jones- ajone@comcast.net	No Vote	Yes			?					Cancelled
4/3	/2023 ca		Gazebo reconstruction at Veterans memorial park area at Crandall Park. Boy Scouts have done some fund raising and will need up to \$1,500 to do the project. Ended up not using ARPA funds and used General Fund savings instead.	Brian Foley	Yes	No	5/23/2023	Yes	1,500.00	1,500.00	yes			In Progress