



Department of Public Works | 860.584.6125

## MEMORANDUM

DATE: March 8, 2023

TO: Mayor Jeffrey Caggiano  
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **BPW – MAIN STREET (Mem Blvd to South St)**  
ANGLE PARKING FUTURE STREETScape IMPROVEMENTS

The owner of the Mafale's Plaza Development "37 Main St LLC," is proposing a new development on the site. The building was demolished due to fire in February of 2022. The proposed building will consist of a three-story building with 3,010 SF of retail space and 20 residential units. As part of the development, angle parking is proposed on Main Street, similar to the existing angle parking on Riverside Ave (between Main St and North Main), and as proposed in front of Carrier's development and the renovated City Hall.

The developer has considered options to install on-street angle parking on Main Street. The options consist of installing angle parking on either the west side, or the east side, of Main St. The installation of angle parking on the west side includes 13 spaces, however, this creates a safety concern associated with the northern lead side of the parking island projecting into the roadway pavement. To mitigate the concern, parking would have been extended north to the School Street intersection. With that said, parking on the west side would be closer to the development than on the east side of Main St, opposite to the proposed development. Parking on the east side of Main St would provide 23 spaces, but would require the crossing of Main St to access the proposed new Mafale's Plaza. The installation of angle parking on the east side would take advantage of an existing offset curb line currently located north of D'Amato's 10 Main St building. Layouts of the two angle parking options are attached.

**The Mafale's development owner is requesting City approval to install angle parking on the EAST side of Main Street.** The adjacent property owner has performed a preliminary review of the proposal and is in general agreement with the current layout. As a result, the Department of Public Works requests the following Board of Public Works action:

**Approve the installation of on-street angle parking on Main Street between Mem Blvd and South Street. Said angle parking shall be located on the east side of the road.**

The proposed angle parking will NOT be constructed as part of a formal streetscape project (with concrete curb, street trees, brick, new sidewalk, and benches). The initial construction would consist of new bituminous curbing, modifications to concrete sidewalks/ramps at the southern and northern limits of the proposed angle parking, and modifications to existing pavement markings. The Department of Public Works will install/coordinate the installation of new pavement markings, and may perform a component of the proposed curb installation or modifications to concrete walks. The Department would also incorporate the construction of a formal streetscape project complete with brick, street trees, granite curb, new sidewalks, and decorative lights into the Department's 5-year CIP request. If approved, design would begin in the fall of 2024 with construction in 2025.

Please feel free to contact me at 860-584-6113 regarding any questions or concerns.



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