



Mr. Walker stated that everyone knows there is a traffic and parking problem. The consultant will identify the problem and come up with a solution, but the Committee needs to point the consultant in the right direction.

Mr. Mallozzi stated that parking should be the #1 priority of the study.

Mr. Papp stated that the Park St. lot should be decked and the Committee should tell the Selectmen that the Committee wants borings done to study the feasibility of constructing the garage.

Mr. Cole questioned where the town was at in terms of sales volume and saturation?

Mr. Kleppin asked if there was a demand for small office space in town.

Mr. Mallozzi does not think there is a demand for office space. He questioned the future growth of the office environment in town and thought there was more of a demand on the commercial/retail end. He further commented that retail and restaurants bring in more people.

Mr. Franco commented that there was a select group of individuals that came to New Canaan because of the economics.

Mr. Cole commented that the infrastructure needs to bring more people to downtown.

Mr. Mallozzi felt the Committee needed to set priorities and narrow its focus to obtain a meaningful study/plan.

Mr. Cole asked whether providing more parking will lead to a further need for more parking.

Mr. Franco stated this is the time to fix the problem and stop talking about it.

Mr. Papp stated we must also provide more parking in-town to protect the downtown core.

Mr. Cole suggested that the town should also explore some sort of jitney service from downtown to any "outer" lots.

Mr. Mallozzi asked the Committee should be the group that finally takes a stand?

Mr. Mallozzi asked that if we tie parking into increased economic development, how do we do it. He then suggested that would be a good question to pose to the consultant.

Mr. Walker asked how much the traffic problem aggravates the parking problem?

Mr. Kleppin asked what the utilization of the Center School lot was? If utilization was low, perhaps the town could consider selling that parcel and using that money to construct alternate parking closer to town.

Mr. Mallozzi commented that we don't need to recreate the architectural wheel in New Canaan, so that portion of the study should be limited and fairly straightforward.

Mr. Franco asked whether the downtown was clean enough? Is there a litter problem?

Mr. Cole commented that merchants in New York City have their own cleaning staff.

Mr. Franco commented that merchants need to take responsibility for their own space.

Mr. Cole commented that they were a self-funded business district.

Mr. Mallozzi stated that merchants are now responsible for snow removal on sidewalks in front of their buildings.

Mr. Walker asked if a developer could propose a large development on Cross or Vitti Street?

Mr. Mallozzi replied that someone had proposed to do something down there in the past but the deal fell through. Mr. Mallozzi further commented that once those small business (mom & pop) leave that they won't be replaced.

Mr. Papp stated that we need a formal resolution to take to the Selectmen to examine the Morse Court and Park Street lots.

Mr. Mallozzi stated that in the future the town should look at making Elm Street a pedestrian mall and provide jitney service to the downtown.

Mr. Walker stated the economic benefit of more parking should be examined.

Mr. Scannell stated that in addition to the economic benefit, the impact on infrastructure should also be examined as well.

Mr. Kleppin stated he would draft a letter to the consultants with the Committee's wishes and concerns.

Mr. Mallozzi proposed a motion that the Committee draft a resolution to the Selectmen that they engage a subcontractor to perform borings of the Morse Court and Park Street lots in order to determine the feasibility of decked parking on both sites.

The motion was unanimously agreed to by the Committee.

Mr. Kleppin will draft the resolution for Mr. Mallozzi.

### **Adjournment**

The meeting adjourned at 6:03 p.m.

---

Rob Mallozzi, Chairman and Acting Recording Secretary