

Town of Colchester
 ARPA Recovery Funding Request Application

Directions: Please fill in all fields. Once completed, either print and drop off this application to the First Selectman's office located at 127 Norwich Ave, Colchester, CT 06415, or save a copy and email to ARPA@ColchesterCT.gov. If you have questions please email ARPA@ColchesterCT.gov. Please include any additional documentation you feel would help in the application process. Submit only one project per application (submit multiple applications if you have multiple projects).

Important: Applicant must demonstrate that the funding use directly addresses a negative economic impact of the COVID-19 public health emergency.

Applicant Background Information

Applicant Name:	Jay Gigliotti, Planning & Zoning Department	Date Prepared:	12/15/21
Applicant email:	jjigliotti@colchesterct.gov	Applicant Phone:	(860) 537-7283
Department / Business / Establishment Name:	Town of Colchester Planning and Zoning Department		

Project Details

Project Title:	Sablitz Open Space Parking Lot	Anticipated Start Date:	1/15/21-ASAP
Total Funding Request Amount:	\$ 53,933.00	Anticipated Length of Time to Complete Project:	1 Month
On a scale of 1 (Not Urgent) - 10 (Very Urgent), how urgent is this request? Please explain.	8- The Town Recently acquired the Sablitz Open Space property on Middletown Road (Route 16). Access to the property is limited and until a parking lot/ entrance can be installed, the public will not be able to safely access. In addition, the parking lot installation is a condition of the CT DEEP Grant that provided funds to purchase the property.		

Project Description (How will the funds be used?)

See Attached.

Justification (Please describe how your request addresses a negative impact to COVID-19.)

See Attached.

Briefly explain the positive impact your project will have on the community.

See Attached.

Describe the impact to your department / business / establishment if ARPA funds are NOT approved.

See Attached.

Budget Overview (How will the ARPA funding be spent?)
 (If more room is needed, please attach additional spreadsheet)

Budgeted item / Service	Budgeted Amount	Notes
Parking Lot Construction	\$ 53,933	See attached construction cost estimate
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
TOTAL:	\$	

Project Description – In February 2021, the Town of Colchester was awarded funds from the CT DEEP to purchase 75 acres of vacant land on Middletown Road, to be used for open space purposes. The Town completed the acquisition of the property in November 2021. The property fronts on Middletown Road (Route 16), just opposite the Church on Skinner Road. The access to the property is limited and poses a safety risk for any future patrons. As a condition of the awarded funds, the Town is required to install a small parking lot accessed directly off of Middletown Road. The parking lot would provide safe, off-street parking for the public to access the open space. The Planning and Zoning Department is requesting \$53,933 in ARPA funds to complete the installation of the parking lot.

Justification – Throughout the pandemic, we have seen a significant increase in the use of public outdoor space, particularly for passive recreation. This is evident by simply walking the Airline Trail, visiting the state forests, town properties or private land trust properties. The public’s demand for safe access to outdoor recreation is directly related to the pandemic. With the increased desire for the public to recreate outdoors, the purchase of the 75 acre open space property could not have come at a better time. The town currently has the ability to provide the public with additional passive outdoor recreational opportunities on this property.

In order to allow the public to make use of this wonderful new resource, the Town needs to provide safe access to the property. Enter the proposed parking lot.

Positive Impact – This project will provide the public increased opportunities to recreate safely outdoors and with the pandemic ongoing for the foreseeable future, will most likely become a trend that is here to stay. Once the parking lot has been installed, the Town will work with volunteers and local non-profit organizations/ groups to establish a network of trails throughout the property. In addition to the trails, a picnic area is proposed to be established to provide even more outdoor opportunities.

Impact if not approved – Installation of the parking lot is a direct requirement of the Town’s awarded funds. Should the parking lot not be installed, the Town could potentially lose out on these funds, not to mention the loss of a wonderful opportunity for Colchester’s residents. Should the parking lot project not be approved, Town staff will have to find another way to fund the installation, which will most certainly not be an easy task that will take additional time. All the while, the public will not be able to safely access the property, defeating the purpose of the acquisition.

This open space property is intended for all to enjoy and explore the wonderful natural resources the Town of Colchester has to offer.

Attachments:

- Parcel Map with proposed improvements
- Parking Lot Sketch
- Parking Lot Design
- Parking Lot Construction Estimate

**Sabiltz Property
Public Access Map
Proposed Trail Networks,
Parking & Picnic areas
Attachment R.**

Proposed
Trail Loop #1

Proposed
Trail Loop #2

Existing
Logging Road

Proposed
Parking and
Picnic Area

Pinebrook
Road

Swanwick
Drive

(Route 16)

Skinner
Road

Mill
Road

Maping Prepared
by the Town of Colchester,
Planning and Zoning
Department

Colchester 2019 CT DEEP
Open Space Lands & Watershed
Grant Application

Scale:
1 inch = 300 feet





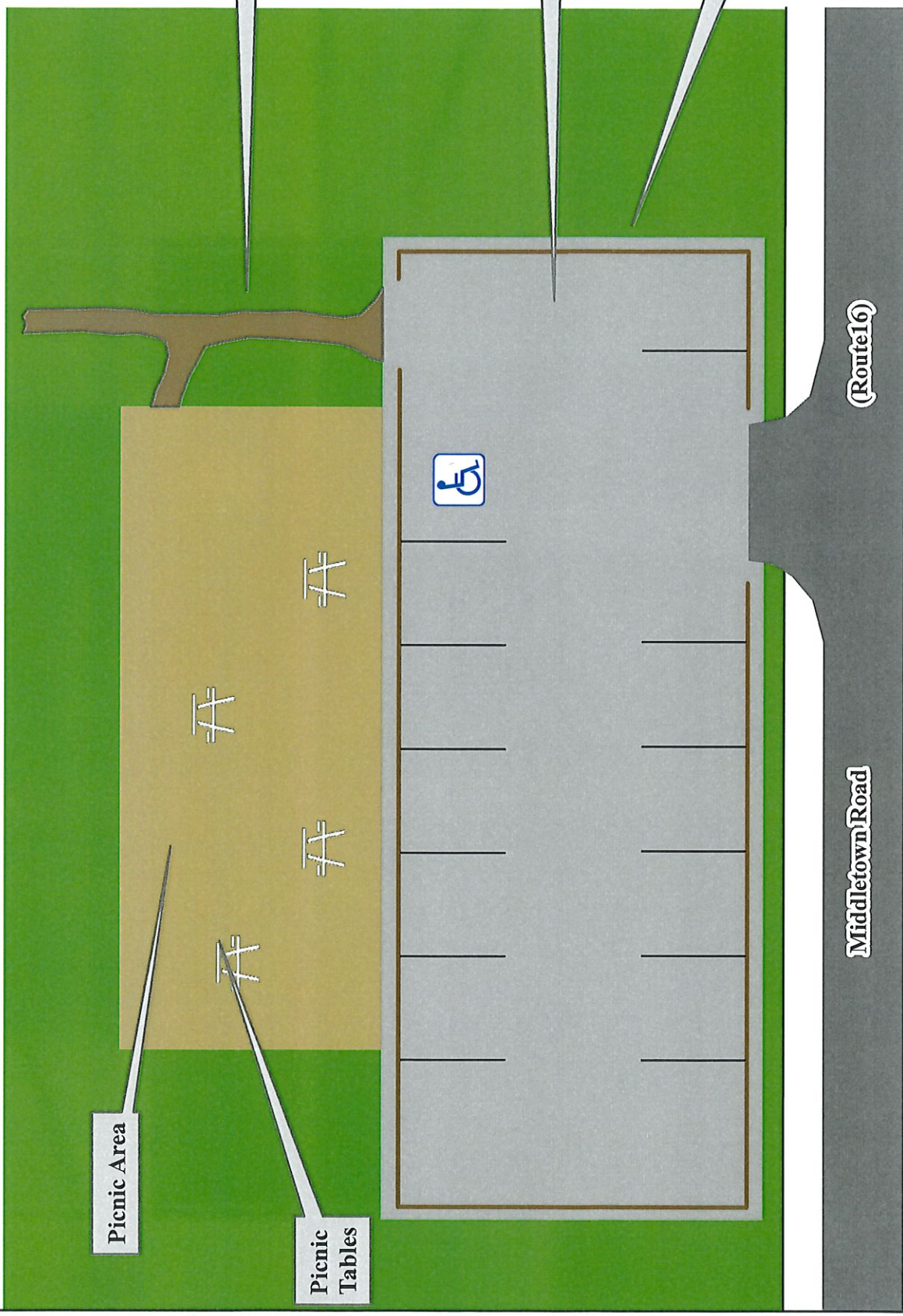
Picnic & Trail Access

Gravel Parking Area

Wooden Split Rail Fence

Picnic Area

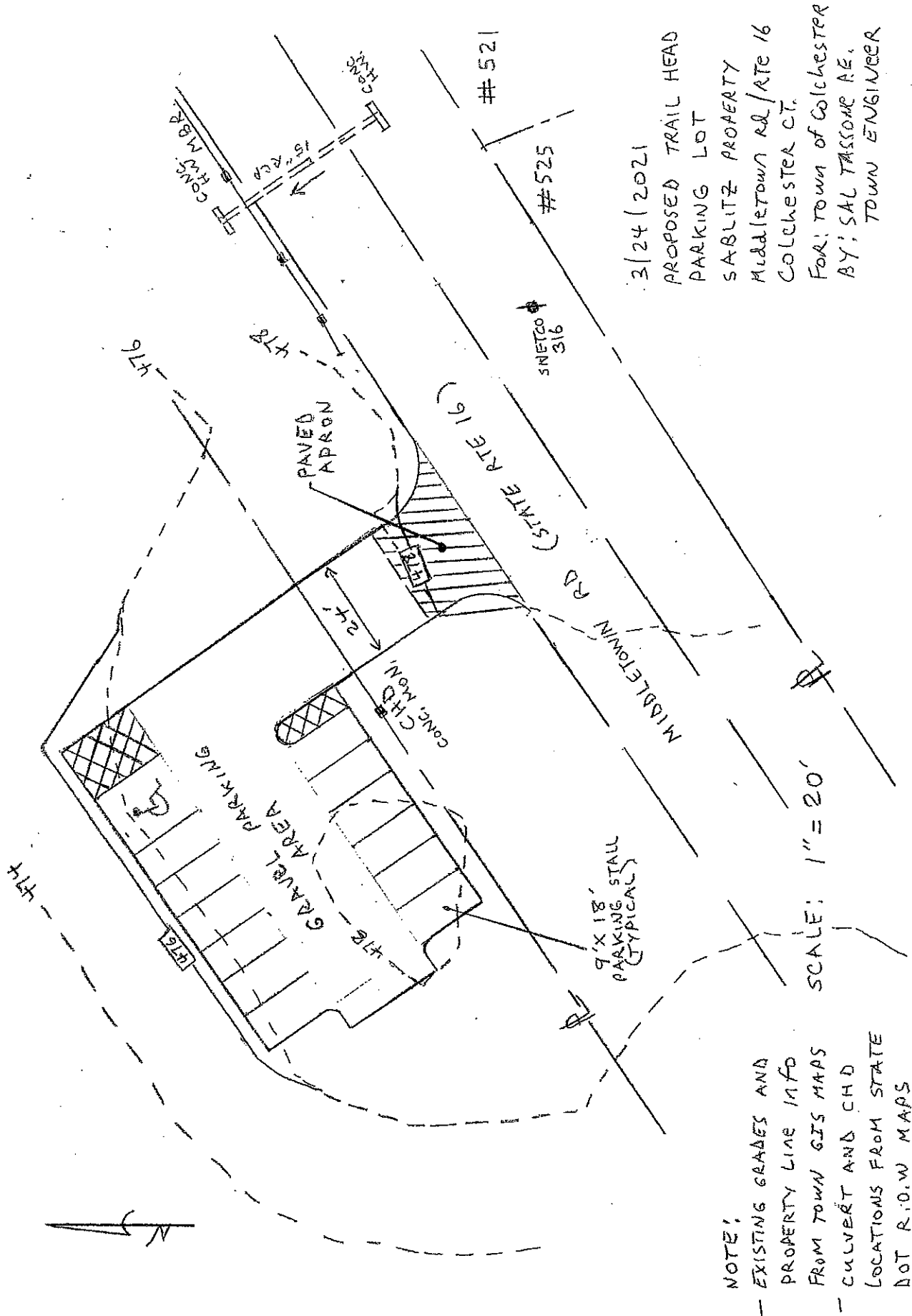
Picnic Tables



Colchester 2020 CT DEEP
Open Space Lands & Watershed
Grant Application

Sabiltz Property
Proposed Improvements
Attachment S.

Miscellaneous
Department of Culture
Recreation &
Development



3/24/2021

PROPOSED TRAIL HEAD
 PARKING LOT
 SABLITZ PROPERTY
 MIDDLETOWN RD / RTE 16
 COLCHESTER CT.
 FOR: TOWN OF COLCHESTER
 BY: SAL TASSONE A.E.
 TOWN ENGINEER

NOTE:
 - EXISTING GRADES AND PROPERTY LINE INFO FROM TOWN GIS MAPS
 - CULVERT AND CHD LOCATIONS FROM STATE DOT R.O.W MAPS

SCALE: 1" = 20'

Sablitz Open Space Property

Parking Lot Construction Cost Estimate: 12/14/2021

Item No.	Description	Quantity	Unit Price	Total Amount
1	Clearing & Grubbing	L.S.	\$7,000	\$7,000
2	Earth Excavation	380 C.Y.	\$10	\$3,800
3	Unsuitable Material Excavation	50 C.Y.	\$30	\$1,500
4	Borrow Material	100 C.Y.	\$10	\$1,000
5	Formation of Subgrade	800 S.Y.	\$3	\$2,400
6	Bank Run Gravel Subbase	198 C.Y.	\$35	\$6,930
7	Processed Gravel Base	99 C.Y.	\$45	\$4,455
8	Sedimentation Control System	200 L.F.	\$5	\$1,000
9	Bituminous Concrete Class 1	7 Tons	\$200	\$1,400
10	Bituminous Concrete Class 2	7 Tons	\$200	\$1,400
11	Furnishing and Placing Topsoil	350 S.Y.	\$2.50	\$875
12	Turf Establishment	350 S.Y.	\$1.25	\$438
13	Maintenance & Protection of Traffic	L.S.	\$800	\$800
14	Construction Staking	L.S.	\$1,000	\$1,000
15	As-Built Plans	L.S.	\$2,000	\$2,000
16	Construction Entrance	L.S.	\$500	\$500
17	3/4" to 5/4" Crushed Stone Parking Surface	50 C.Y.	\$45	\$2,250
18	Concrete Wheel Stops for Parking Space Delineation	13	\$50	\$650
19	Trail Head Signs & Posts	L.S.	\$800	\$800
20	H-Cap Sign & Post	1 Ea.	\$300	\$300
21	Wooden Split Rail Fence	320 L.F.	\$20	\$6,400
SubTotal:				\$46,898
15% Contingences & Incidentals:				\$7,035
Total:				\$53,933