

5 JUNE 2014

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**SPECIAL MEETING MINUTES**  
**BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE**  
7:00pm, MEETING ROOM, OLD LYME TOWN HALL

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PRESENT

<b>PG</b>	Paul Gianquinto	Co-Chairman
<b>BS</b>	Brian Schuch	Secretary
<b>GH</b>	Greg Hack	
<b>RR</b>	Rob Roach	
<b>JP</b>	John Parker	
<b>PC</b>	Phil Carney	
<b>KB</b>	Ken Biega	
	&	
<b>NP</b>	Nina Peck	Architect
<b>KP</b>	Kurt Prochorena	Engineer

ABSENT

<b>PF</b>	Paul Fuchs	Co-Chairman
<b>SS</b>	Skip Sibley	Ex-Officio
<b>BR</b>	Bonnie A. Reemsnyder	Ex-Officio

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**CALL TO ORDER> PG 7:02pm**

#1 REVIEW DESIGN PROGRESS/DOCUMENTS

- A. REFINEMENTS TO DESIGN PROGRAM
- B. REVISIONS TO SCHEMATIC DESIGN DRAWINGS
- C. REVIEW PRELIMINARY SITE PLAN CONCEPTS

**NP** stated that drawings are nearing completion for submission to the Town for Zoning denial/variance application. The variance will be to change the maximum height from 24'-0" to 35'-0".

**NP** introduced PLAN B, for a smaller 5'-0" addition along the rear of the boathouse. However,

the drawings for the submission to the Town will show the full 84'-0" building depth.

**NP** stated that she will be meeting with the Fire Marshall for final review prior to submission to Zoning.

**KP** reported that 2 test pits were dug on site under the Sanitarian's supervision. The water table is comfortably below the leaching field, and the existing septic system is in good condition. At this point, **KP** is confident the boathouse can tie in to the existing septic.

**KP** stated that between now and July 15th (the Zoning Board of Appeals hearing), he will focus on the Master Plan. He suggested the Committee walk the property during the next meeting and that he would have major proposed features flagged; the Committee agreed. **KP** will provide cost estimates for the site work shown on the proposed plan.

**PG** will initiate discussions with local builders Steve Hallahan, Erik Block and John Bogaert for labor cost estimates and/or suggestions on how to reduce construction cost.

**KP** presented several site plan options showing the new boathouse, new parking and access, a relocated basketball court and a new beach volleyball court. **BS** requested that final site plan show the existing Conservation Commission garden, the parking spaces with the count (existing and proposed), the space for the Old Lyme boat trailers, the space for overflow parking during races, the layout for 3 visiting teams boat trailers during races, any trees planned for removal by Public Works, clearances for wells and septic, etc.

General consensus was reached that the northeast portion of Hains Park will remain unchanged to avoid impacts to the adjacent property owners.

**BS** suggested replacing the existing perimeter chain link fence with timber guardrail; **KP** stated this is an appropriate vehicle deterrent method.

**PC** suggested that the replacement basketball court be placed near to the existing basketball court, since the hard surface is useful when adjacent to the boathouse. **GH** suggested that the new basketball court not be full size.

**JP** asked for an update on the racks; **PG** reported that PF talked to Focus and received a revised proposal stating the deposit required to hold a manufacturing slot is refundable.

Referencing the previous discussion about potentially donating the Emerson Boathouse to another rowing program in need of a boathouse, **PG** stated that dismantling the structure for reuse would take approximately 4 weeks and that time would either reduce the fall rowing schedule or reduce the construction schedule. Demolition and disposal would take 1 to 2 days.

**BS** asked the design team if any work is proposed to the existing bathhouse; **KP** and **NP** responded not at this time.

**KB** asked if the project should seek a zone change instead of a variance; **NP** stated the plan to seek a variance was recommended during discussions with Ann Brown, the Zoning Enforcement Officer.

**PG** stated the Committee still plans to investigate any potential funding that may be available from the the Emerson Trust.

**BS** requested an update on the transfer of ownership of the Emerson Boathouse to the Town.

Authorization to proceed with the Design Development is pending discussions with **BS** and **SS**; the Committee will notify **NP** as soon as possible.

#2 REPORTS FROM NCP ARCHITECTS AND BSC

- A. RECENT MEETINGS/DISCUSSIONS WITH TOWN OFFICIALS
- B. UPCOMING TOWN COMMISSION MEETINGS/SUBMITTALS
- C. CURRENT PROJECT SCHEDULE

**NP** stated that she will be unavailable July 16 to August 1. **BS** stated that if the variance is not granted at the July meeting, the next Zoning Board of Appeals meeting is September.

**NP** and **KP** departed at 8:21pm.

#3 APPROVAL OF MEETING MINUTES 22 MAY 2014

**PG** tabled the approval of minutes until the next meeting.

#5 NEW BUSINESS

The next meeting will convene at Hains Park on 19 June at 5:00 p.m.

#6 ADJOURNMENT

**MOTION>PG (BS) 8:30pm 7-0-0**