

20 November 2014

SPECIAL MEETING MINUTES
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE
7:00 p.m., MEZZANINE CONFERENCE ROOM, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
BS	Brian Schuch	Secretary
JP	John Parker	
KB	Ken Biega	
GH	Greg Hack	
BR	Bonnie A. Reemsnyder	Ex-Officio
SS	Skip Sibley	Ex-Officio
MN	Maryjo Nosal	
NP	Nina Peck	Architect
BR	Brian Ross	Architect

ABSENT

RR	Rob Roach
PC	Phil Carney

CALL TO ORDER> PG 7:02 p.m.

#1 UPDATE ON BUILDING OFFICIAL, FIRE MARSHALL & REGION 18 PLAN REVIEW

PG and **NP** briefed the Committee on the results of the Plan Review Meeting held in Town Hall on 30 Oct 14:

- **PG** stated that the B.O. and Fire Marshall reviews went extremely well.
- The Building Official stated that the steel columns supporting the second floor had to have a 1-hour rating which can be accomplished by building gypboard enclosures or by applying intumescent paint.
- The Fire Marshall requested some additional smoke detectors and emergency lights in the stairs.
- **NP** explained that John Rhodes stated that since the second floor erg/exercise room was not a storage function, it would be considered part of the curriculum and had to meet the requirements for educational occupancy which means it has to be 100% handicapped

accessible; this would require a fully Code-compliant elevator.

#2 UPDATE ON REGION 18, OLRA, BOS & BHPIC MEETING

NP and **BR** discussed the implications of the requirement to meet educational occupancy standards and responded to member questions.

#3 NEW BUSINESS

BR suggested the BHPIC membership be increased to include Bob Dunn as a representative of the Parks & Recreation Commission and John Rhodes as a representative of Region 18. **SS** and **MN** each voiced their support for the potential additions; the Committee has no objections to the proposed additions and will notify both of the next meeting scheduled.

MN reported that the Tree Commission was not in favor of removing the two 36-inch maples to accommodate the 40'x80' basketball court to the south of the boathouse.

BR and **MN** left the meeting at 8:11 to attend the WPCA meeting.

The following items were discussed in conjunction with deleting the second floor of the boathouse:

- Area saved if stairs are deleted and if middle bay is reduced to 22-foot width could be added to the west of the boathouse for the erg room, but it would be limited to approximately 650 sqft to stay under the maximum impermeable surface for the R-10 zoning.
- **PF** and **GH** stated if the erg room gets too small, it would not be a useful training aide.
- The town could change the R-10 portion of the Park to C-30 to eliminate the impermeable surface restriction, or the basketball court could be relocated to the C-30 portion.
- If the basketball court were relocated, the toilet rooms could be relocated to the south side of the building and enlarged which might serve Park users better.
- A loft could be created over the middle bay for equipment storage only.
- Changing to a single story configuration might make a steel structure more economical than a wood framed structure; this will be considered as redesign progresses.

SS asked about the status of the boat and oar storage system order; **PF** said it had been place on hold pending resolution of the redesign effort.

SS asked if the Committee was planning to proceed with the purchase/installation of the docks. **GH** reported the ORLA had received several donations earmarked for the dock purchase and had received several more commitments. The Committee consensus is that the docks should be installed for the spring season.

#4 APPROVAL OF MINUTES

MOTION> BS (JP) To approve the minutes of the 23 Oct 14 meeting as submitted. 6-0-0.

#5 PUBLIC COMMENTS

There were no non-member attendees/comments.

#6 ADJOURNMENT

MOTION> PG (BS) 9:04 p.m. 6-0-0