

11 December 2014

SPECIAL MEETING MINUTES – AMENDED 29 JAN 15
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE
6:00 p.m., MEETING HALL, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman (Arrived at 6:10 p.m., left at 6:55)
BS	Brian Schuch	Secretary
KB	Ken Biega	(Arrived at 6:25 p.m.)
PC	Phil Carney	
RD	Bob Dunn	
RR	Rob Roach	
JF	John Flower	Ex-Officio
BR	Bonnie A. Reemsnyder	Ex-Officio
SS	Skip Sibley	Ex-Officio
NP	Nina Peck	Architect
BR	Brian Ross	Architect

ABSENT

JP	John Parker	
GH	Greg Hack	
JR	John Rhodes	Ex-Officio

CALL TO ORDER> PG 6:05 p.m.

#1 REVIEW OF DESIGN DECISIONS MADE TO DATE

PG initiated a discussion of the design process and decisions made to date to provide background for new Members. Items discussed included:

- Master planning efforts were limited to validating the boathouse location and trying to prevent the project from conflicting with potential development of the Park to support other activities. **BS** restated his support for completion and adoption of a comprehensive master plan for the entire Park.
- **RD** indicated that the consensus of the P&R Commission members was that the location proposed for the boathouse was appropriate.
- The possibility of deleting the toilets in the boathouse was raised; **BR** explained that the

building Code for storage occupancy required 1 men's toilet, 1 women's toilet and 1 custodial closet. The existing toilet building on the same site did not satisfy the Code.

- **RR** confirmed that the Tree Commission would not approve removal of the two 36" diameter maples required to accommodate the 40x80 basketball court in the proposed location. **PG** requested **RD** and the P&R Commission provide guidance on where to relocate the court.

#2 DISCUSSION OF MODIFICATIONS TO MEET LOLHS & TOWN REQUIREMENTS

RD Provided the following list of items they'd like to see addressed as part of the Master Plan:

1. Basketball Court
 - a. Relocation and/or surface refurbishing
2. Bathroom Upgrades
 - a. Heating units installed to be able to open earlier and close later in seasonally
 - b. Adding changing rooms
 - c. Automatic (timed) door unlocking/locking system
3. Security upgrades around Buildings and Park
 - a. Cameras
 - b. Motion lighting
4. Swimming and Dock Areas
 - a. Weed removal and possible dredging
 - b. Dock replacement
5. Drainage and runoff
 - a. Prevent rain water from washing down (2) entrance roadways and cutting through Beach areas. Water and materials empty into Rogers Lake
6. Parking Improvements
 - a. Beach sticker system for residents and non-residents
 - b. Truck and trailer turnaround area (defined) near boathouse
 - c. Possible parking space markings in the main parking area.
7. Signage
 - a. Improve and add signage (Park hours, general rules, etc)
 - b. Improve Crosswalk Area on Boston Post Road (visibility)
8. Playground
 - a. General improvements/upgrades to current equipment.

PG noted that the following items were addressed/included in the previous version of the plans:

- 1a – P&R guidance needed on new location/size
- 4b – Dock replacement planned with private donations
- 5a – Addressed with regrading and installation of reinforced turf
- 6b – Wider entry, reinforced turf and grass area

All agreed the following could be incorporated without problem:

3a and 3b on the building.

The following items are considered outside the scope of the current boathouse project:

- 4a – Dredging and weed removal
- 6a and 6b
- 7a and 7b

PG stated Item 2 – Bathroom Upgrades should be discussed after it's determined if larger toilet rooms could be added to the boathouse, potentially eliminating the need for the existing building.

SS has previously identified potential support for Playground Improvements which the BHPIC or the P&R Commission can pursue, as appropriate.

#3 NEW BUSINESS

AMENDED 29 Jan 15

RD explained that per the Town Ordinances, Part 1, Chapter 20. Boards, Committees and Commissions, 20-8. Duties, 'The responsibility for the management, control and development of the Town's recreational expenditures made in connection therewith is vested in a Parks and Recreation Commission.' An approval process will be established prior to the start of construction.

RD suggested the Committee review the budget on a regular basis. **PG** stated a list of all expenditures will be distributed at the next meeting.

NP and **BR** distributed a revised floor plan for consideration that provides an erg room, toilet rooms and changing rooms.

RD asked if Hardieplank cement siding had been considered for the project; **NP** stated the product was expensive to install and **BR** stated that the cement siding typically does not hold up well on public buildings due to vandalism.

PG mentioned that the Committee wanted to install the new docks this spring and that donations/pledges received by the OLRA would likely be sufficient to fund the docks outside the STEAP Grant and Town funding.

RD asked if a tour of the boathouse could be scheduled since he, **JF** and Don Bugbee were not familiar with the programs equipment and the current storage conditions. **PG** will meet them at the boathouse at 1:00 p.m. on Saturday, 13 Dec.

#4 APPROVAL OF MINUTES

MOTION> PG (KB) To approve the minutes of the 20 Nov 14 meeting as submitted. 5-0-1.

#5 PUBLIC COMMENTS

RD distributed a letter (attached) to the BHPIC from Nancy Hutchinson, who could not attend the meeting. The letter will be reviewed at the next meeting and a response issued.

#6 ADJOURNMENT

MOTION> KB (SS) 8:20 p.m. 6-0-0

The next meeting is tentatively scheduled for 29 Jan 15.

To the BHPIC,

Dec 11, 2014

Please consider the pros/cons of a question I asked at the Town Meeting on Oct 6th, at which \$405,000 Town funds was approved for the Boathouse Hains Park Improvement Project:

Why not use a portion of the requested Town funds to upgrade the Hains Park public bathrooms suitable for use in cold weather and include changing rooms, instead of building separate Boathouse bathrooms/lockers?

Some potential benefits to upgrading the public bathrooms would be:

- Using town funds in a manner that provides greatest benefit to the broader community, while still supporting the needs of the rowers. The public bathrooms are only a short distance away.
- Reduces the footprint of the renovated Boathouse in the residential zone of the park:
 - Allows space near Boathouse to be used to address other rowing needs: training area, additional parking, etc.
 - Reduces potential issues with zoning setbacks, lot coverage, etc.
- Simplifies site plan, as it eliminates need for separate septic connection, and running new water lines.
- More flexible project phasing. The public bathroom construction could occur at any time; not limited to Nov-March. Porti-johns could be used temporarily during construction.
- Greater design flexibility, since public bathrooms would not be part of "Educational Facility".
- If constructed as a separate phase using only a portion of the allotted Town funds, then state requirements for bidding, taking lowest responsible bidder, application of prevailing wage, etc., would no longer apply. Local contractors/citizens would be able to discounts costs/donate materials.
- The costs saved could be applied to other aspects of project, or reduce overall cost of project.

At the informational sessions and Town meeting in October, the reasons given for constructing separate Boathouse bathrooms were:

- *The rowers need bathrooms Mar-Nov, and the Hains Park restrooms are closed in cold weather.*
 - If the public bathrooms were upgraded for cold-weather use, this would not be an issue.
- *There have been issues with rowers using the public restrooms in the past, so they need their own.*
 - This does not take into account that similar issues were successfully addressed when other Club and District 18 athletic teams partnered directly with Parks and Rec. Don Bugbee and P&RC members can provide additional input on this.
- *The construction of separate Boathouse bathrooms was included in the STEAP grant application*
 - The STEAP grant is no longer the sole funding source for the project, and the project cannot be complete as originally submitted to the State, so changes are needed regardless.
 - Therefore, development of a new Master Plan, with integrated Boathouse phase, that addresses the needs of both the Town and the Rowers/District 18 is the appropriate next step, and can be used as justification for any future changes to the state.
- *Code requires the Boathouse have bathrooms*
 - Why? If this is because one of the storage areas was designated as an "office", please reconsider the cost:benefit of such a decision, and what other options may be available.

Thank you for taking the time to consider the pros/cons of upgrading the public bathrooms as part of your project planning moving forward.

Nancy Hutchinson

