

8 MAY 2014

SPECIAL MEETING MINUTES

BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE

7:00pm, AMERICAN LEGION MEETING ROOM, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
BS	Brian Schuch	Secretary
GH	Greg Hack	
RR	Rob Roach	
JP	John Parker	
PC	Phil Carney	
SS	Skip Sibley	Ex-Officio
	&	
NP	Nina Peck	Architect

ABSENT

KB	Ken Biega	
BR	Bonnie A. Reemsnyder	Ex-Officio

CALL TO ORDER > **PG** 7:05pm

#1 REPORTS FROM NCP ARCHITECTS

NP presented Plans, Sections and Elevations of the proposed Boathouse. The design is over the maximum height allowed by Zoning Regulations. The project is anticipated to be denied approval by the Town Zoning Enforcement Officer. **NP** will appeal to the Zoning Board of Appeals (ZBA) for project approval. **NP** will submit a Schematic Design to the Town on June 6th to make the agenda for the July ZBA hearing, and cautioned that there is no ZBA meeting in August. **BS** asked what the hardship is, and **NP** replied that she will develop a case for the ZBA public hearing. **BS** noted that, by statute, the ZBA can continue the public hearing, then close the public hearing, and take an additional meeting to deliberate, potential delaying the approval of the Schematic Design until as late as the October ZBA meeting. Additionally, any ZBA decision is subject to a 15 day appeal period.

NP stated that the survey should be ready May 29th.

PC noted that the Wesleyan Boathouse has 2 toilets downstairs and 2 of each upstairs. Racks above head height are used for storage, frequently two de-rigged boats in each slot.

BS asked about the relationship of the proposed project to the existing construction. **NP** stated that the Emerson Boathouse will be demolished and a portion of the exterior foundation walls (one side and a portion of the front) will be reused.

NP noted that the project does not require an elevator. **NP** will confirm the zoning setback along Town Woods road.

SS stated that ownership of the Emerson Boathouse has not yet been transferred to the Town of Old Lyme.

#2 REVIEW DESIGN PROGRESS/DOCUMENTS

NP presented options for building height and barn door height. The commission preferred the taller doors and taller building (for extra boat storage).

BS calculated that the proposed 7,000+SF building would absorb the entire \$420,000 budget at a rate of ~\$61/SF, excluding any budget for site work.

The commission directed **NP** to design to the program, not the STEAP grant budget. The next meeting with **NP** will be May 22nd 7pm.

NP left at 9:05pm.

#3 APPROVAL OF 23 APRIL 2014 MEETING MINUTES

MOTION> PF (BS) 7-0-0.

#4 DISCUSSION OF UPCOMING PROCESS/MILESTONES

MOTION> PF (GF) To accept BSC Survey bid. 7-0-0

#5 NEW BUSINESS

BS, RR, GH will serve on a Sub Committee to reach out to contractors.

SS noted that there will be a fundraiser Thursday 15 May 7:30pm.

#6 ADJOURNMENT

MOTION > BS (RR) 9:24pm 7-0-0