

TOWN OF OLD LYME  
Boathouse - Hains Park Improvements Committee

**REGULAR MEETING  
MINUTES**

Meeting Hall, Old Lyme Town Hall

PG	Co-Chairman	Paul Gianquinto
PF	Co-Chairman	Paul Fuchs
BS	Secretary	Brian Schuch
JP		John Parker
KB		Ken Biega (absent)
PC		Phil Carney (absent)
GH		Greg Hack
BD		Bob Dunn
DB		Don Bugbee
x		Rob Roach (resigned)
SS	Ex-Officio	Skip Sibley
BR	Ex-Officio	Bonnie Reemsnyder
JF	Ex-Officio	John Flower
JR	Ex-Officio	John Rhodes
GS	Ex-Officio	Gil Soucie
NP	Architect	Nina Peck
BR	Architect	Brian Ross

PG	called the meeting to order at 7:33pm.
PG	<b>#1 APPROVAL OF MINUTES</b>
BD	Requested that BS take the minutes.
BS	Agreed to take the minutes.
	The committee agreed to move #1 APPROVAL OF MINUTES back in the agenda, and proceed directly to NEW BUSINESS with the Architect.
NP	presented 5 schemes, A through E. The committee expressed gratitude for NP's delivery of 5 options instead of the requisite 2. NP noted that "Scheme E" proposes two buildings 1) a boathouse that is used only for boat storage and 2) a building to provide all other programmed spaces: bathrooms, locker rooms, a 49-person assembly space.
PF	recommended that Scheme "A" be modified by moving only the bathrooms from the boathouse to the second bathhouse building. The locker rooms and 49 person assembly space would remain inside the boathouse.
JR	raised the question: if there are two buildings, how will the operating responsibilities and costs be distributed between Park & Rec and District 18?

- JF responded that Scheme "E" suggests a division similar to the present arrangement: 1) a boat storage building and 2) a Park & Rec operated public building, which the crew teams and general public have access to.
- NP presented a diagrammatic Site Plan including 2 building footprints: 1) an enlarged boathouse 2) a new bathhouse including a gathering space.
- JR noted that Scheme "E" proposes the crew teams erg in the new building, not the boathouse, and asked which building would the erg machines would be stored in?
- NP responded that the ergs would not be stored in the boathouse, they would be alongside the gathering space, and the design would incorporate adequate storage.

BS noted on the Site Plan the opportunity to improve 1) pedestrian and 2) vehicular circulation. Pedestrians frequently cross Route 1 to reach the adjacent businesses, and the crosswalk and corner could be more clearly defined and made safer by plantings and landscaping. In one of the Master Plan options, vehicular traffic and parking were re-configured to provide a 1-way traffic pattern along the west side of the park. Presently, the primary 2-way curb cut is too narrow, too steep and lacks sufficient sight lines. Additionally, there is water runoff through the parking and into the swimming area.

BD suggested that the runoff issue may be resolved by constructing berms or improving drainage, or another strategy short of re-working the park layout.

BR stated that safety concerns merit the attention of a professional familiar with traffic issues, who may present a finding to the committee. If the existing condition is found to be lacking, the committee should address the problem in the improvements for the park.

PF MOTION

to direct the Architect to further develop the designs of 1) Scheme "E" and 2) Scheme "A-Modified" (move bathrooms from boathouse to second building).

GH SECOND

NP clarified that the fixture count for the new bathhouse building would be Men: 2 urinal, 2 heads and Women: 4 heads.

BR noted that Town and District commitments to operation of the new building will need to be clarified.

JR will solicit feedback regarding operation of the new buildings and report back next week.

JF will research the Code issues surrounding the distribution of the program between 2 buildings.

7-0-0

NP exits.

## PG # APPROVAL OF MINUTES

BD clarified that BS was formerly a crew coach at Roger's Lake.

P will revise the minutes.

PF		MOTION
		to approve the minutes of the 28 May 2015 Special Meeting.
PG		SECOND
	BD	asked what the notice is required for a Special Meeting?
	BR	24 hours.
		5-0-0
PG		<b>#2 CORRESPONDENCE: S. DIX</b>
	BD	will provide attachments to the meeting minutes: 1) Steve Dix's 2 emails 2) P&RC Memo 4 June 3) Notes from conversations with David Stygar.
PG		<b>#3 BUDGET UPDATE</b>
PG		asked BD for the PDF of the budget spreadsheet.
PG		<b>#4 OLD BUSINESS</b>
	DB	asked that the new docks be stenciled "NO DIVING".
PG		<b>#5 NEW BUSINESS</b>
	BD	submitted the "Park and Rec Committee Master Plan Summary", to be attached to the meeting minutes.
	BD	cautioned that the septic system must be adequate for the new design load. The committee agreed that the design team would need to meet all applicable regulations.
	BD	submitted "New Agenda Items".
	BR	responded to BD's questions about a STEAP grant packet, and clarified that it contained "guidelines" and was not signed by any authority. All design fees paid to NP are reimbursable by the STEAP grant regulations.
	BD	submitted minutes of conversations with Styger.  The committee discussed prior cost analysis by local builders Hallahan, Caulkins, Block, Ring's End and Bogart, and agreed that only Block provided a complete number. It appears that the "prevailing wage" mandate is only applicable to the STEAP funds, not the additional Town funds. BR and SS will research and report if "prevailing wages" must be paid for all improvements under consideration.
PG		<b>#6 PUBLIC COMMENTS</b>
		Nancy Hutchinson thanked the committee for their efforts.
PF		MOTION
		adjournment.
BS		SECOND
		5-0-0
		9:53 PM