

**TOWN OF STONINGTON
MYSTIC RIVER BOATHOUSE PARK IMPLEMENTATION COMMITTEE
MEETING MINUTES**

Stonington Police Department Meeting Room
173 South Broad Street, Pawcatuck, CT 06379
Monday, October 2nd, 2023
6:00 P.M.

1. Call to Order at 6:09

The meeting was called to order at 6:09 PM.

Present were Nick Kepple, Tom Switz (via phone call), Mike O'Neil, Chris Gasiorek, Mike Crowley, Breck Perkins, Susan Cullen, Danielle Chesebrough, and Debbie Downie.

2. Pledge of Allegiance

3. Seating of Alternates

4. Comments from the Commission Members

None

5. Approval of minutes for the MRPBIC Meeting of August 7, 2023

Mr. Perkins sent an email prior to the meeting to clarify that he was present at the August meeting. Mr. Kepple made a motion to approve the minutes with this addition, seconded by Mr. Crowley, all were in favor, 5-0.

6. Correspondence

None

7. Old Business

None

8. New Business

- a. Update from Chad Frost, Landscape Architect

Mr. Frost was not available this evening due to another meeting. Dr. Cullen gave the update instead. There has been groundwater monitoring on the site, an application for a zoning permit, and they have applied for a 90-day demolition permit for the shed that is adjacent to the house on this lot. Dr. Cullen and Mrs. Downie did some on-site digging to extract samples and their digging sites have been marked.

The Commission received information from Mrs. Downie, who is an LEP (Licensed Environmental Professional), on what samples were taken and why. The samples were collected to locate petroleum in

the soil and to ensure that the base and sidewalls had been cleaned. There was a discussion on the total cost of this procedure. Mrs. Downie worked for free.

b. Update on hiring of replacement coastal engineer

RACE Coastal Engineering has been hired. The bid was sent to seven qualified firms and enough responses were received that DECD allowed the town to accept this bid. Some costs were higher than the previous bid - overall about \$15,000 increase. The town has received clearance from the DECD. The cost to the grant remained the same.

c. Update on Grant Funding

The town has received \$500,000 from the Small Town Economic Assistance Program. They are much closer to being able to fully fund the project. This makes the town appear more 'award worthy' to the DECD who were willing to help fund if they could see that others were also willing to contribute. The town has not heard back from the Long Island Sound Fund Grant but may hear shortly.

d. Discussion of Next Steps

The demolition delay will extend into the early Winter. The sampling from the hand digging should be received in 7-10 days to clear the two tiny areas that were required to be tested.

a. Discussion of Status of Budget

The RFP for a new construction service manager is not included within the budget. The actual cost is unclear at this moment. Dr. Cullen provided the committee with updates regarding the obligated contracts, current construction estimate and overall budget status.

9. Comments from the Committee

There was a discussion regarding the start time of next year's meeting. There will be more information at the next meeting.

The Committee recommends supplying an executive summary of the budget with collapsed headings on the spreadsheet so that the information can be read in a more manageable manner.

There was a discussion regarding the current total budget and where the town stands. The numbers are based on bids with a 20% contingency built in. The Commission discussed the associated costs with brownfield care as well as the process of acquiring and paying for a construction service manager. Dr. Cullen provided further information regarding the 'Remediation Specifications' and 'Construction Documents' sections of the project schedule.

The Boathouse fundraising has reached about \$150,000. Drawings for review have been submitted to the town. Relief for a full commercial elevator was denied so they will be meeting with the Building Department to discuss this. The rest of the plans will be submitted to the state in order to see what other questions or issues are raised. The capacity of the top floor activates a number of building code requirements.

The Commission discussed the possibility of hanging a banner with dates and information. They also discussed the process of going through Army Corps of Engineers and D.E.E.P for dock permits.

10. Comments from the Public:

There was a question regarding the safety of walking on soil with potential petroleum traces. Per Dr. Cullen, the regrading of the site with a covering of asphalt, new soil, etc. will provide safety. Dr. Cullen explained the coal slag dumping from the mill which helped to create this site. A concrete ramp and dock will help alleviate the issue of people stepping on glass on the beach while launching their boats.

11. Adjournment

Mr. Crowley made motion to adjourn, seconded by Mr. Perkins. The meeting was adjourned at 6:55 PM.

X



Derek Berube
Recording Secretary