

**Mystic River Boathouse Park Implementation Committee
Special Meeting Minutes
Cisco Webex Virtual Meeting
Monday, May 3, 2021
6:00 p.m.**

The Stonington Mystic River Boathouse Park Implementation Committee held a special virtual meeting on this date, Monday, May 3, 2021 via Cisco Webex meeting platform.

Present were Nick Kepple, Chairman; Mike O'Neill, Vice Chairman; Tim O'Brien, Mike Crowley, Tom Switz, Breck Perkins, Steve Planchon, Farouk Rajab, Jim Kelley, Katherine Burchenal, Debbie Downie, Stonington Board of Selectwomen liaison and Sandy Tisiere, Recording Secretary; as well as Chad Frost, Principal, Kent + Frost; Chris Gasiorek, Vice President of Watercraft Preservation and Programs, Mystic Seaport Museum and three unidentified callers.

Members Absent: Rick Broberg

1. **Call to order**

Chairman Nick Kepple called the meeting to order at 6:04 p.m.

2. **Pledge of Allegiance**

The group joined together for the Pledge of Allegiance.

3. **Seating of Alternates**

No alternates were seated.

4. **Comments from the Public**

There were not any public comments.

5. **Approval of minutes**

The minutes from the April 5, 2021 special meeting were presented for approval.

A motion was made by Farouk Rajab and seconded by Mike Crowley to approve the minutes from April 5, 2021 as presented.

The vote was unanimous and the motion carried.

6. **Correspondence**

There wasn't any correspondence presented.

7. **Old Business**

• **Discussion - Stonington Community Rowing Center Update**

Chairman Kepple said the Brownfield Grant is pending and Susan Cullen, Stonington Director of Economic Development and Community Development, and Debbie Downie are looking into federal grants. Michael O'Neill reported the Stonington Community Rowing Center (SCRC) has started meeting again to put together a plan for fund raising. Debbie Downie said in terms of the town, they are in between grants; the Brownfield Grant has been submitted and there is a federal grant they are working on. Danielle Chesebrough, Stonington First Selectman, is looking into the parking issues related to the park.

Chairman Kepple said the committee shouldn't lose sight that the park needs a name as the fire department expressed concern over the name being the same as the Mystic River Park on Cottrell Street causing confusion among the public. Tom Switz asked whether it would be considered to name the park after a benefactor of the park. Chairman Kepple said since the SCRC has taken on the task of fund raising, the committee should differentiate to them. Mike O'Neill added, under the current plan, the town has taken away the dock structure from the funding that has been requested so it might be worthwhile for the town to think about how they might raise funds.

8. **New Business**

Mike O'Neill asked if this would be a good time to put together a plan or schedule for the permitting. Mike O'Neill continued saying the permits should be categorized as to the ones that have the most lead time. Mike O'Neill said, even if the Brownfield grant doesn't come through, at least there would be a plan to move forward. Chairman Kepple asked Debbie Downie if there would be Stonington Town Hall staff available to work on creating the permits. Debbie Downie answered she thought staff would do part of it but this would be part of the next contract. Chad Frost said there is a lot of technical drawings, technical write-ups, all the remediation approvals need to be done; all the coastal approvals and the site plan and everything local so there was a long list of permits. Chad Frost

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continued saying it would make sense to do as much we can afford to do as much of it in unison because it's all going to affect the next permit. Chad Frost suggested to Debbie Downie that he, Debbie and Susan Cullen meet to discuss it and figure out the next steps. Chairman Kepple added the planning/permitting challenge would be the remediation grant would cover some permits but not all permits required. Chairman Kepple continued saying this could run into a situation because the focus would be on the permits associated with the remediation and it should be on all the permits including the other park and boathouse related permits and how they get paid for.

Debbie Downie said the town staff could get started with some of the permits such as demolition or moving the house. Chad Frost said all the permits have to be looked at and how to coordinate them to move forward.

Breck Perkins asked if there is a siting document that locates the new foundation for the house at this juncture; is it accurate enough to overlay it on the remediation plan.

Chad Frost answered yes and no; there is a plan based on an A2 survey and we have all the remediation identification areas on that A2 survey but the exact location of the house will depend on the needs of the boathouse.

Breck Perkins said we still need to engineer a foundation so that hasn't been done nor do we know what the bearing capacity of the soil is underneath the proposed area for the new foundation so we have a bit of work to do before we can do much of anything.

Chad Frost said this is correct; what we have right now is a concept plan and we need to do design development, construction drawings, permitting and specifications.

Mike Crowley added he thought one of the first things that needs done is to get the site cleaned up because once that happens, it will be ready to go and asked Debbie Downie why it hadn't been started yet. Debbie Downie answered they are waiting on the remediation grant to start the clean up because a lot of it is tied together such as moving the house, cleaning up the soil and doing a cap.

Mike Crowley asked Debbie Downie what is the worth of the federal grant that is being considered. Debbie Downie said under \$100,000.00 and is associated with the living shoreline and coastal work.

Nick Kepple asked for volunteers for a permitting subcommittee focusing on permitting. Breck Perkins volunteered to put together a Microsoft Project overall project schedule for the permits but needs to get some durations and predecessors from the greater group with regards to the schedules.

Jim Kelley asked when the committee would know if the Brownfield grant would be awarded. Debbie Downie answered they would find out in May whether they had been short listed then there will be interviews and the awards should be at the end of June.

Breck Perkins asked what the percentage would be if the grant does get short listed. Debbie Downie said she was unable to answer that question because this grant is different because it so less money then there was in the past.

9. Comments from the Public

There weren't any public comments.

10. Comments from the Committee

Steve Planchon said he wanted to go back to what Chad Frost said about him having a meeting with Debbie Downie and Susan Cullen, is that still in discussion or are we moving forward with that to determine how to coordinate the permits.

Chairman Kepple said this is why he suggested the subcommittee so the group could specifically work on that. Chairman Kepple said he didn't think it was fair or reasonable to ask Chad Frost to continue with projects at this point. Breck Perkins said there is a comprehensive list of grants produced two years ago that had some sequential issues with regards to the permitting process that Chad Frost had put together so it does exist. Debbie Downie said this document would be useful as a place to start for a permitting subcommittee.

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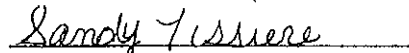
Chairman Kepple mentioned it is clear, even if we get money from the Brownfield grant, there isn't enough money to complete the plan that was approved so one of the things that will have to be determined is what will be the approach of the pursuit of the approved plan. Chairman Kepple continued saying it was approved in concept with funding to be determined, so are we going to seek permits with the expectation that funding will be there or are we going to wait until funding can be secured and then get the permits.

Breck Perkins asked Chad Frost if the committee could do a post amended filing if we don't reach the total capacity for capital. Breck Perkins explained saying what if we go full bore on the permitting process and the estimates come in and we are short, could we go back and do a post amended filing on the permit set and reduce the amounts by changing out things. Chad Frost answered with certain things, yes, like finishes and such, those things can be swapped out. The coastal remediation and stuff, once we commit to how we are going to stabilize the shoreline, we have a permit for that, we are going to need to be able to implement the majority of whatever is permitted and anything that becomes a substantial change requires us to go back and change those permits.

11. Adjourn

A motion was made by Mike Crowley and Mike O'Neill to adjourn the meeting at 6:48 p.m.
The vote was unanimous and the motion carried.

Respectfully submitted,



Sandy Tissièrè
Recording Secretary