

**Mystic River Boathouse Park Implementation Committee
And Board of Selectmen
Joint Special Meeting Minutes
Stonington Police Department Meeting Room
Monday, August 2, 2021
6:00 p.m.**

The Stonington Mystic River Boathouse Park Implementation Committee and the Stonington Board of Selectmen held a joint meeting on this day, Monday, August 2, 2021, at the Stonington Police Department.

Present were Nick Kepple, Chairman; Mike O'Neill, Vice Chairman; Mike Crowley, Tom Switz, Breck Pekins, Steve Planchon, Tim O'Brien, Jim Kelley, Debbie Downie, Board of Selectman Liaison and Sandy Tissiere, Recording Secretary; as well as Danielle Chesebrough, Stonington First Selectman; June Strunk, Stonington Selectman; Susan Cullen, Stonington Director of Economic and Community Development and Chad Frost, Principal, Kent + Frost

Members absent: Farouk Rajab and Kathryn Burchenal

1. Call to Order

Chairman Kepple called the Mystic River Boathouse Park Implementation Committee meeting to order at 6:00 p.m.

Danielle Chesebrough called the Board of Selectmen meeting to order at 6:01 p.m.

2. Pledge of Allegiance

The group joined together for the Pledge of Allegiance.

3. Seating of Alternates

Jim Kelley was seated as an alternate.

4. Comments from the Public

There weren't any public comments.

5. Approval of Minutes for the MRBPIC Park Management Subcommittee meeting of January 27, 2021

A motion was made by Breck Perkins and seconded by Tom Switz to approve the minutes from January 27, 2021.

The vote was unanimous and the motion carried.

6. Approval of Minutes for the regular meeting of June 7, 2021

A motion was made by Tom Switz and seconded by Breck Perkins to approve the minutes from June 7, 2021 as presented.

The vote was unanimous and the motion carried.

7. Correspondence

No correspondence was presented.

8. Old Business

• Discussion – Brownfield Grant Approval Letter

Danielle Chesebrough thanked the committee for all their hard work and patience in waiting for the approval of the grant. Danielle Chesebrough told the committee they are waiting on the agreement from the State then they'll know more about the process of how to move forward.

Danielle Chesebrough distributed the Mystic River Boathouse Park, Opinion of Probable Costs – *Based on Master Plan* (Attachment #1) to the committee for discussion.

Mike O'Neill spoke of the items taken out of the funding such as the dock structure. Mike O'Neill continued asking the question if the town will go ahead and permit the dock with anticipation of finding money for it or will they go forward with a reduced scope of the dock. Debbie Downie said it would be easier to permit for a larger dock and reduce the size later if needed. Danielle Chesebrough explained there could be other sources of funding available for some of the items not covered under the grant.

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Mike O'Neill asked about the reduction of fill on the site, is the idea not to bring the site up to base elevation, are we going to keep the existing grade and just cap it? Debbie Downie explained the grading by the shore didn't get touched, it was through the middle of the park. Debbie Downie explained that regulations have changed and parts of the site do not have to be dug up and disturbed. The base elevation of the property was discussed and part of the original plan was to bring the property up to the grade of the neighboring Mystic Seaport Museum property. Debbie Downie explained land use restrictions.

Mike Crowley said the boathouse will come later but stressed the importance of getting the park ready for public use, asking if there is enough money to do that. Danielle Chesebrough answered yes there is enough funding to do that. Mike Crowley continued saying he thinks what the committee should do is get the park opened and there is still the issue of parking that needs to be discussed.

Breck Perkins brought up the amount of remediation and coordination to be done prior to public use of the park.

Danielle Chesebrough said there will be coordination done in conjunction with the boathouse committee in remediation of the site.

Regarding the issue of parking, Danielle Chesebrough said the town has been working with the Mystic Seaport Museum and they have agreed to provide 30 parking spaces in the lot behind the Rossie Mill.

Mike Crowley asked who was taking the lead on the permitting and other steps needed to start the project. Danielle Chesebrough said it would be the project manager with Susan Cullen, Debbie Downie and other people working together.

Breck Perkins asked if the project manager was coming out of funding of the grant and how would it be managed. Danielle Chesebrough answered this would come out of the grant and the town would manage it.

Mike Crowley asked, once the project gets going, could they go to the Board of Finance to ask for some funding. Tim O'Brien said that would be well received because the project would be started.

- Discussion – Stonington Community Rowing Center update

Mike O'Neill said the Stonington Community Rowing Center has received their 501-3C status. Mike O'Neill said they have been working on a fund-raising campaign. Mike O'Neill said other entities in town such as the Denison Pequotsepos Nature Center and the YMCA are excited about using the park as well.

Mike O'Neill discussed there will need to be a meeting with the State Historic Preservation Office (SHPO) regarding their requirements of preservation for the house. Danielle Chesebrough asked the committee if they were comfortable with Mike O'Neill representing the committee when meeting with SHPO. The committee concurred by consensus this would be good as Mike O'Neill had worked with them before.

9. New Business

- Discussion – Schedule

Susan Cullen said until we have the assistance agreement, we won't have a critical path to follow to determine a schedule and the other coordination that have been discussed.

- Discussion – Budget

This item was discussed earlier in the meeting.

- Comments from the Public

There weren't any public comments.

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10. Comments from the Committee

Tim O'Brien opined the biggest risk he sees in the budget there isn't any definitive budget for a Project Manager.

Breck Perkins asked Debbie Downie for her opinion regarding a timeline for the remediation. Debbie Downie answered it depends on the time frame of the permitting and depends on the coordination of the plan.

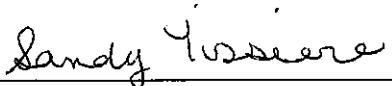
Danielle Chesebrough thanked Chad Frost for all the work he has done on this project.

11. Adjourn

A motion was made by Mike Crowley and seconded by Steve Planchon to adjourn the meeting at 6:58 p.m.

The vote was unanimous and the motion carried.

Respectfully Submitted,



Sandy Tissiere
Recording Secretary

ATTACHMENT#1

Mystic River Boathouse Park

Opinion of Probable Costs - Based on
Master Plan

* Costs reflect 2018 market values

ITEM	COST	UNIT	QTY.	ITEM COST	New Cost
Site Preparation & Erosion Control					
E&S Controls	\$20,000.00	LS	1	\$20,000.00	20,000.00
Contaminated Soil on-site disposal					
Contaminated soil on-site disposal	\$65.00	CY	200	\$13,000.00	13,000.00
Clean Fill	\$35.00	CY	4310	\$150,850.00	24,385.00
Shoreline Restoration Grading Fill	\$35.00	CY	1411	\$49,385.00	49,385.00
Rip-Rap	\$25.00	CY	165	\$4,125.00	4,125.00
Toe Protection - Coir log	\$12.00	LF	635	\$7,620.00	7,620.00
Marsh creation fill	\$65.00	CY	134	\$8,710.00	8,710.00
MiraFI S1600	\$0.25	SF	82462	\$20,615.50	11,875.00
Site Demolition					
House Haz-Mat remediation	\$50,000.00	LS	1	\$50,000.00	\$0.00
Demo House + Deck (NOW House Foundation and Moving)	\$25,000.00	LS	1	\$25,000.00	\$50,000.00
Demo Garage	\$20,000.00	LS	1	\$20,000.00	\$20,000.00
Site Furnishings					
Site Utilities					
Decorative Lamp Posts	\$8,500.00	EA	8	\$8,500.00	\$8,500.00
Site Lighting	\$40,000.00	LS	1	\$40,000.00	\$40,000.00
Site Lighting & Electrical	\$20,000.00	LS	1	\$20,000.00	\$20,000.00

ATTACHMENT #1

Boat Ramp	13,000.00	LF	1	13,000.00	13,000.00
Boat Ramp	1,900.00	LF	1	1,900.00	1,900.00

Site Hardscape

Bituminous Roadway Pavement	\$4.33	SF	12740	\$55,164.20	\$55,164.20
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Boat Ramp - articulated concrete block	\$25.00	SF	1022	\$25,550.00	\$25,550.00
Concrete Sidewalk	\$10.00	SF	4000	\$40,000.00	\$40,000.00
Gravel	\$1.00	SF	1000	\$1,000.00	\$1,000.00
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Concrete Sidewalk	\$10.00	SF	4000	\$40,000.00	\$40,000.00
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Gravel	\$1.00	SF	1000	\$1,000.00	\$1,000.00
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Site Improvements

Oyster Castles	\$150.00	LF	485	\$72,750.00	\$72,750.00
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Ballast	\$1.00	SF	1000	\$1,000.00	\$1,000.00
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Site Planting

Topsoll & Placement - Planting Bed	\$95.00	CY	922	\$92,270.00	\$7,385.00
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Planting - Shoreline Restoration	\$3.00	SF	24287	\$72,861.00	\$72,861.00
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Lawn - seed	\$0.50	SF	11377	\$5,688.50	\$9,500.00
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Parking Area adjacent to Boathouse Park

Bituminous Roadway Pavement	\$4.33	SF	1246	\$5,395.18	\$5,395.18
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Original Budget Total	\$2,387,766.08	
New Total Budget		1,266,795.68
Remaining Budget (Cost of Land Remediation)	\$1,120,970.40	

Voluntary Remediation Program

Hazardous Material Abatement Report & Remedial Action Report	\$10,000.00	\$1,000.00
Environmental Land Use Restriction	\$20,000.00	\$25,000.00

State Vol Rem Program		\$1,500.00
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Part 2 ECVR prep, filing and 1 round DEEP Rem Contractor Plans, specs		\$6,000.00
Haz abatement spec and oversight and sampling		\$7,500.00

contaminated soil field oversight/sampling		\$18,000.00
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LEP Verification Report & LEP Verification	\$12,000.00	\$10,000.00
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Design / Engineering / Soft Costs

Survey Staking	2%	na	\$9,846.40
Mobilization	5%	na	\$24,616.00
Design & Engineering	10%	na	\$44,308.00
Construction Oversight	0%		\$0.00
Permitting	3%	na	\$14,769.61
Contingency	20%	na	\$98,464.04

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Mobilization	5%	na	\$24,616.00
Design & Engineering	10%	na	\$44,308.00
Construction Oversight	0%		\$0.00
Permitting	3%	na	\$14,769.61
Contingency	20%	na	\$98,464.04

Original Budget Total			\$2,387,766.08	
New Total Budget				1,266,795.68

DECD Funds	\$758,325.08
Town Bonding Funds	\$534,719.00
Total Est Funds Available	\$1,293,044.08
Possible Surplus/Contingency	\$26,248.40