

**Mystic River Boathouse Park Implementation Committee
And Board of Selectmen
Joint Special Meeting Minutes
Stonington Police Department Meeting Room
Monday, November 1, 2021
6:00 p.m.
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The Stonington Mystic River Boathouse Park Implementation Committee and the Stonington Board of Selectmen held a joint committee meeting on this day, Monday, November 1, 2021, at the Stonington Police Department.

Present were Nick Kepple, Chairman; Mike O'Neill, Vice Chairman; Mike Crowley, Tom Switz, Breck Perkins, Steve Planchon, Farouk Rajab, Jim Kelley, Debbie Downie, Board of Selectmen Liaison and Sandy Tissiere, Recording Secretary; as well as Danielle Chesebrough, Stonington First Selectman; June Strunk, Stonington Board of Selectman; Susan Cullen, Stonington Director of Economic and Community Development and one community member.

Late arrival: Kathryn Burchenal, 7:06 p.m.

Members absent: Tim O'Brien

1. Call to Order

Chairman Kepple called the meeting to order at 6:02 p.m.

2. Pledge of Allegiance

Danielle Chesebrough led the group in 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

The minutes for the MRBPIC/BOS special meeting on August 2, 2021 and the minutes from the MRBPIC regular meeting on September 13, 2021 were presented for approval.

A motion was made by Mike O'Neill and seconded by Mike Crowley to approve the minutes from both the August 2, 2021 and September 13, 2021 as presented.

The vote was unanimous and the motion carried.

6. Correspondence

No correspondence was presented.

7. Old Business

Discussion – Update on the Boathouse Park Brownfield Assistance Agreement

Danielle Chesebrough told the group that the town hall team has divided themselves into groups to plan the project. Danielle Chesebrough said Susan Cullen and Debbie Downie were leading the most critical part of the work getting a remedial consultant in place. Danielle Chesebrough said she has been doing community outreach and thanked Mike O'Neill and John Thornell and the Stonington Community Rowing Center Committee for their support.

Susan Cullen reported, regarding the Brownfield assistance agreement, the paperwork has been sent and they are now waiting on the State of Connecticut to sign the budget part to move forward. Debbie Downie explained the procurement process set by the state is very specific in hiring consultants and have a pre-approved list. Once the budget part is signed off by the state, then the hiring of a consultant can move forward, Debbie Downie said this is where the committee could assist in choosing the right one to do the work of remediating the park.

It was explained the remediation grant is for remediation and building of the infra-structure of the park and the consultant will supervise this phase.

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Mike O'Neill asked, as we are putting the remediation action plan out to bid to these different companies, what is going to be done for the design work of different pieces of it as for the design of the living shoreline, the design for the dock and the design for the various components that they are bidding on. Will the bid be for the design work or will the design work be a separate bid?

Danielle Chesebrough clarified saying the grant is just for the boat ramp and the dock is separate money from the town. Debbie Downie explained the State does not want the consultant subbing to others so the anticipation is they will partner with someone for the part of the park that will be paid for with the bond money.

The meeting skipped ahead in the agenda and discussed, item 8. Discussion – State Procurement Requirements and Process.

Susan Cullen explained when they met with the State, they were given a list of pre-qualified consultants. The requirement is to put together a performance-based plan of items to be achieved which has been scoped out. Once the budget is approved, then the consultants to be contacted can be decided upon. The consultants that respond will be screened to see who will be interviewed.

The basis for the criteria for the consultants were discussed. Susan Cullen said there is a performance-based scope but the consultants will also be allowed to come into the office to view any other documents that are already prepared.

The importance of coordination of all the entities that will be part of the park was discussed. When remediation is done, there will need to be consideration of other components that will be in the park that will require a different criterion as what is acceptable for the park remediation. There will also need to be coordination with the hotel project that shares the easement.

Danielle Chesebrough suggested there be a packet of pertinent information be included with the consultants' proposal so the consultants get the scope of the what the use of the park will be and not just the requirements of remediation. Danielle Chesebrough asked Debbie Downie and Susan Cullen to start to gather these documents. A cover letter will be included in the proposal packet as explanation of the scope of the project beyond the remediation plan.

Susan Cullen discussed the Environmental Conditions Assessment Form, the volunteer condition survey, saying Debbie Downie has completed it and submitted it to the State. This survey will save time and money with the progress of the park. This was discussed at the September 13, 2021 meeting. The park project has been accepted into the program.

Danielle Chesebrough suggested there be another meeting before the next scheduled meeting to discuss what are the additional items that need to be done that isn't in the scope of the grant and what can be done in-house or will need to be contracted. The group discussed the importance of communication between all the faucets, parties and entities involved.

Danielle Chesebrough asked the committee how they would like to participate in the selection and interview process. Chairman Kepple asked the committee if there were members present who would want to participate. It was decided by consensus that Breck Perkins, Steve Planchon and Jim Kelley will be the subcommittee who will participate in the selection and interview process of consultants for the park remediation.

Discussion – Stonington Community Center Update

Mike O'Neill said there was a meeting on the park property with the State Historical Preservation Office (SHPO) and those attended were himself, Danielle Chesebrough, Liz Shapiro, Director of Arts, Preservation and Museums, SHPO; Marena Wisniewski, National Register Specialist, Architectural Historian, SHPO and Ron Goodin, LEED AP, BD + C (had worked with The Stonington Community Rowing Center); to discuss what SHPO proposed for the house. Michael O'Neill said SHPO assessed the house and there was discussion of what SHPO expected be kept. Mike O'Neill said the expectation of SHPO is to keep as many as original materials on the outside of the house as possible. On the inside of the house, the expectation

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is the same. SHPO is requiring an "as is" document created of the current condition of the house prior to the start of the project.

A potential timeline of when the park may be available to public was discussed. There are many steps to go through prior to the park actually being built. Danielle Chesebrough said it is important to keep the public informed of the process and progress of the park.

8. New Business

Discussion – Schedule

Discussed under item #7. Old Business

Discussion – State Procurement Requirements and Process

Discussed under item #7. Old Business, Discussion – Update on the Boathouse Park Brownfield Assistance

9. Comments from the Public

There weren't any public comments

10. Comments from the Committee

Mike O'Neill said that Danielle Chesebrough had asked the Stonington Community Rowing Center (SCRC) to take over all the dock planning for the park as they will be planning their own dock and they have agreed. The dock for the town comes out of the town bonding money. Mike O'Neill proposed for the next meeting to come in with the design for the docks as they stand on the plan right now for a discussion on whether they need changes. Mike O'Neill said he would like to ask the town to start the process by engaging design on that to get the process started. Susan Cullen said what is important on the town side is to establish what information already exists and she will look into it.

Chairman Kepple discussed the future meeting schedule. The committee discussed a report being distributed prior to the meetings so when the committee meets, there will be more concise information discussed.

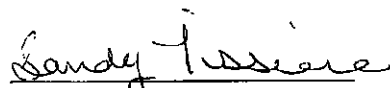
Chairman Kepple said the request of renaming park should not be forgotten and will be discussed in the next six months.

11. Adjourn

A motion was made by Mike Crowley and seconded by Mike O'Neill to adjourn the meeting at 7:30 p.m.

The vote was unanimous and the motion carried.

Respectfully submitted:



Sandy Tissi re

Recording Secretary



Danielle Chesebrough

Stonington First Selectman