

**Mystic River Boathouse Park Implementation Committee
Special Meeting Minutes
Stonington Police Department, Pawcatuck, CT
Monday, November 4, 2019
6:00 p.m.**

The Stonington Mystic River Boathouse Park Implementation Committee held a special meeting on this date, Monday, November 4, 2019 at the Stonington Police Department at 6:00 p.m.

Present were Rob Simmons, Chairman; Mike O'Neill, Vice Chairman; Tom Switz, Mike Crowley, Breck Perkins, Tim O'Brien, Steve Planchon, Nick Kepple, Jim Kelley, Kathryn Burchenal and Sandy Tislere, Recording Secretary; as well Chad Frost, Principal, Kent + Frost and interested citizens

Members Absent: Steve White

Late arrival: Farouk Rajab – 6:38 p.m.

1. **Call to order**

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

2. **Pledge of Allegiance**

Heidi Simmons led the group in the Pledge of Allegiance.

3. **Comments from the Public**

There weren't any comments from the public.

4. **Approval of minutes**

A motion was made by Tom Switz and seconded by Mike O'Neill to approve the minutes from October 7, 2019 as presented. The vote was unanimous and the motion carried.

5. **Correspondence**

There was not any correspondence.

Chairman Simmons asked the committee to agree by unanimous consent without objection that the meeting proceed in to the following order: 1. Discussion: Memorandum of Agreement with SHPO; 2. Discussion: Master Plan Reconfiguration; 3. Discussion: Historical Placards. As there wasn't any objection, Chairman Simmons declared the agenda has so been amended and the meeting would begin with Discussion: Memorandum of Agreement with SHPO.

6. **Old Business**

• **Discussion – Memorandum of Agreement with SHPO**

Chairman Simmons went through with the changes made to the original draft of the memorandum. Chairman Simmons said SHPO has agreed to the changes if the memorandum was approved by the committee at this meeting. Chairman Simmons yielded the floor to Chad Frost for discussion.

Chad Frost said there was a year's worth of work to get this memorandum to this finality and he hoped the memorandum is acceptable by the committee. Chad Frost recognized Marena Wisniewski, SHPO and Ron Goodin, Crosskey Architects for their efforts and assistance in getting the memorandum finished.

Breck Perkins made a motion and Mike O'Neill seconded to approve the Memorandum of Agreement with the State Historic Preservation Office with Chairman Simmon's signature.

Discussion: Mike Crowley asked if this agreement means the building can now be moved. Mike O'Neill answered there is approval of the location and use of the building. Breck Perkins asked, once we sign this document, we are bound by every bit of it? Chairman Simmons answered there are opportunities to reopen. Mr. Perkins continued the reason he asked was because it is the most expensive resolution dispute you could ask for so I was wondering if there a way to amend that to mediation or arbitration. Chairman Simmons said he would not recommend it.

Tim O'Brien said the first thing that stood out to him is that the dispute resolution is entirely in the hands of the State Historic Preservation Office (SHPO) and with any contracts that I would write that is between two parties, I've never seen one where one

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party of two signatures has the entire ability to dispute something that's happening and they have to approve the resolution if there is a dispute. Mr. O'Brien asked it be noted for the record, he thinks this is a very poor dispute resolution and had not seen one in a contract that way. Mr. O'Brien asked, regarding some of the implementation measures in one deed they called for, is that going to impact the cost of this moving forward, have they provided a situation where we will have to have expend more money to comply with the memorandum of agreement. Chad Frost said the dispute resolution is standard with this state agency; regarding the one deed there was some give and take, some of the required items were already in the master plan and the added expenditure would be the moving of the house.

The committee concurred they needed to see the preliminary design prior to approving the Memorandum of Agreement.

Chad Frost and Mike O'Neill discussed the reconfiguration of the park and boathouse. Mr. Frost showed how the house connected to the boathouse by a hyphen connector, the boardwalk stays the same and the parking lot stays the same. The three interpretive signage panels were in the master plan but have been placed on the new plan.

Mike O'Neill shared an overhead starting with the house saying there will be changing and training rooms and office space. The hyphen space will be the main entrance and will connect the boathouse to the house. The boathouse will be two stories with the boats being on the first floor and training space on the second floor.

Nick Kepple said a master plan had already been approved by the committee and the current master plan being submitted with the Memorandum of Agreement is an amended master plan. The committee decided by concurrence to approve the amended plan before going forward.

Mr. Perkins and Mr. O'Neill rescinded the previous motion.

A motion was made by Nick Kepple and seconded by Breck Perkins to approve the amended master plan as indicated in the documents submitted by Chad Frost.

The vote was unanimous and the motion carried.

A motion was made by Tim O'Brien and seconded by Mike Crowley to approve the Memorandum of Agreement as circulated and discussed with the amended master plan, the three historical placards and the schematic drawings (with dates) included.

The vote was unanimous and the motion carried.

- Discussion – Architectural Consultant for Boathouse

No discussion.

- Discussion – Request for Renaming of the Park

Kathryn Burchenal said in the scheme of things as we move forward, it has already been brought up, the name Mystic River Park is a name that has already been used for a park further down; it has been presented at this meeting a number of times how confusing that will be going forward. Ms. Burchenal continued saying it would make sense, with everything that we went through tonight, to decide on a name, get it on the paperwork so there isn't any confusion going forward. Mr. Kelley suggested it could be something that could be offered to the public, it would be more meaningful for the town if people could offer names and there be some sort of an election. The committee concurred the renaming could be discussed again at a later date.

- Discussion – Future Chairman

Chairman Simmons told the committee, there would need to be a temporary chairman for the December meeting. Tim O'Brien volunteered to be temporary chairman for the December meeting.

The following motion was made by Nick Kepple and seconded by Farouk Rajab seconded to approve Tim O'Brien as temporary chairman for the December meeting only.

The vote was unanimous and the motion carried.

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7. **New Business**

- **Discussion – Master Plan Reconfiguration**

Discussed under item #6. Old Business – Discussion – Memorandum of Agreement with SHPO.

- **Discussion – Historical Placards**

Discussed under item #6. Old Business – Discussion – Memorandum of Agreement with SHPO.

8. **Comments from the Public**

Herb Holmstedt said there is concern of the impact on taxes of the maintenance of the buildings. The committee answered this will be part of the discussion of the management of the park and the buildings.

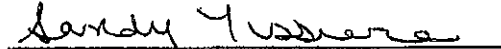
9. **Comments from the Committee**

Breck Perkins said now that the agreement has been approved, therefore, we are now moving past master planning and now moving into executing the design of the park. We have to hire the designer to do the work. We've hired him to do the master plan and we now need to move the design forward. Mike O'Neill said there is an interim step in the process where we need to bring the public up-to-speed to where we are by having a public meeting.

10. **Adjourn**

As there was no further business to be discussed, the meeting adjourned at 7:28 p.m.

Respectfully submitted



Sandy Tissiere
Recording Secretary