

Mystic River Boathouse Park Implementation Committee
Regular Meeting Minutes
Stonington Police Department, Pawcatuck, CT
May 7, 2018
7:00 p.m.
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The Stonington Mystic River Boathouse Park Implementation Committee held a regular meeting on this date, May 7, 2018 at the Stonington Police Department at 7:00 p.m.

Present were Rob Simmons, Chairman; Mike O'Neill, Vice Chairman; Tom Switz, Scott Bates, Mike Crowley, Steve Planchon, Nick Kepple, Tim O'Brien, Alan Strunk, Jim Kelley, Kathryn Burchenal, Sandy Tisiere, Recording Secretary as well as Chad Frost, Principal, Kent + Frost and interested citizens
Members absent was Frank Todisco

1. Call to order

Chairman Simmons called the meeting to order at 7:00 p.m.

2. Pledge Allegiance

Tim O'Brien led the group in the pledge of allegiance. Chairman Simmons introduced Tim O'Brien, who will be replacing Bryan Bentz as the committee representative from the Stonington Board of Finance.

3. Comments from the Public

There were not 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 the Regular meeting on April 2, 2018 as presented.

The vote was unanimous, and the motion carried.

Chairman Simmons said there was a second set of minutes from a special meeting held on April 27, 2018 at Latitude 41 to meet the architect.

A motion was made by Mike Crowley and seconded by Steve White to approve the minutes from the Special meeting on April 27, 2018.

The vote was unanimous, and the motion carried.

5. Correspondence

There wasn't any correspondence.

6. Old Business

Discussion - Project update and review

Mr. Frost said the month was spent interviewing and hiring an architect. The goal is to have a conceptual plan for presentation at the next meeting. Mr. Frost said he has been working with Kim Bradley, SERCA, on development of the living coastline. Mr. Frost also said he has been working with the boathouse architect to start the development of the conceptual plan. Mr. Crowley asked about the timeline of the project. Mr. Frost answered there is one but it needs updating, continuing on to say there is time in the schedule and he still anticipates coming in ahead of schedule. Tom Switz asked about an environmental update. Mr. Frost answered they have the draft report back and have found everything we expected to find where we expected to find it. There will still be about two feet of fill for the general cap but are still working on ways to move that material around the site. Mr. Frost said this has led to discussions with Kim Bradley about what the piers, boardwalks and dock elevations were going to look like and what the relationship would be between them and the fill. Regarding the site environmental remediation, Tom Switz asked if there were significant cost changes besides the ones expected. Mr. Frost answered the only potential one could be where fuel contamination was found and that could cost a little more than expected.

Discussion - Financial Report

Chairman Simmons discussed the financial report, discussing the expenditures to date under Design and Engineering (Kent + Frost) for a total on line 31 under YTD Actual for \$40,640.70 and General Conditions, line 37, Bidding Expense in the amount of 339.79, and on the next page there are very little expenses showing the project is well within budget. Mr. Simmons also spoke of the Brownfields Grant for \$200,000.00 which has been granted by the state but not awarded.

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7. New Business

Discussion – Pilings in Historic Channel near Mystic River Boathouse Park

Chairman Simmons told the committee he received an email from Dave Carreau, Chairman, Mystic Harbor Commission, dealing with an issue involving the DEEP Boating Division who feel it would be safer to use floating buoys or marker floats as opposed to pilings in the channel north of the Seaport. Mr. Simmons said this is an important issue for the committee as the Mystic River Boathouse Park will be using the channel. Mr. Simmons turned the meeting over to Dave Carreau.

Mr. Carreau introduced himself as the Chairman of the Mystic Harbor Commission, Keith Neilson, Professional Civil Engineer, Docko, Inc. and Mike Cook, member of the Mystic Harbor Commission. Mr. Carreau said they are 100% in support for the park and are responsible for some of this area so are trying to figure out how to offer support. Mr. Carreau spoke of this area as being very busy and there is a need for the channel to be marked and how it isn't at this time noting one of the issues of the DEEP is there isn't a speed limit in the area. Mr. Carreau turned the meeting over to Keith Neilson. Mr. Neilson explained the logistics of the channel explaining the various areas saying the deepest part of the channel goes past the cemetery in a north/northwesterly direction. Mr. Neilson said this part of the channel is very narrow and deep necessitating a clearly marked channel. Mr. Neilson said they submitted application documents to the DEEP two months ago for eight sets of piles. Mr. Neilson explained the process they have gone through saying the final decision of the DEEP Boating Safety Division was to not approve using piles. The DEEP's reasoning was safety concerns because there is the propensity for high speed boating in this area and the piles would create a safety issue; the only thing they would approve are marker buoys. Mr. Neilson said the commission was firm on their opinion their preference is the piles. Mr. Neilson said the commission decided the best recourse was to get a speed limit designated for this part of the river. The commission is requesting the designation of everything from the north end of this channel to the north end of the existing federal channel be designated as a no wake zone with a speed limit of five knots/six miles an hour. The committee discussed the use of the channel and how the pilings and speed limit would affect the uses of the Mystic River Boathouse Park, the Mystic Seaport and others using that area of the river.

A motion was made by Nick Kepple and seconded by Steve White to approve the Mystic River Boathouse Park Implementation Committee's support of the Mystic Harbor Management Commission in its desire to have pilings rather than floats to mark the channel as a no wake zone be established in the area north of the Mystic Seaport and convey that information to the Board of Selectmen. The vote was unanimous, and the motion carried.

Scott Bates asked for a moment of personal reference saying he has known Mr. Carreau his entire life and just wanted to point out that his service to the town is truly exemplary and wished there were more people like him out there and thanked Mr. Carreau for bringing this to our attention.

Discussion - Hiring of Boathouse Architect

Mike O'Neill discussed the boathouse RFQ saying 23 firms wrote proposals. The Boathouse Interview Committee reviewed their experience and expertise culling them down to six firms to interview. Mr. O'Neill discussed the interview process of those six resulting in the final two firms. The boathouse interview committee chose the firm of Anmahian Winton Architects. Mr. O'Neill said AW Architects understood what they have is a very small project on a very small space on a very tight budget. Mr. O'Neill went on to say AW Architects built the CRI boathouse in the Boston, Massachusetts, which has resulted in a successful rowing program. Mr. O'Neill also said AW Architects also understands the need for the rowing facility to fit in with the area and they are ready to jump right into the project.

Mr. Switz asked about the budget. Mr. O'Neill said AW Architects are in about 10% of project costs saying the committee negotiated for AW Architects to work with local services as much as possible. Mr. Crowley asked who oversees the boathouse architect. Mr. Frost answered technically the boathouse committee but his firm will be working closely with AW Architects to make this project work. The committee discussed the choice of the architect, the complexity of the project and the importance of both architects working together on the project. Tom Switz asked about the design of the boathouse, will it be contemporary or more New England. Mr. O'Neill answered he thinks AW Architects has a good idea the boathouse can't be too contemporary, it has to match the rhythm of the street. Mr. Frost said the boathouse should complement the site not dominate it. Mike Crowley stressed the importance of the appearance of the boathouse to the neighbors as they will be the ones who have to live with it every day. Alan Strunk asked about AW Architects' experience with building boathouses. Mr. O'Neill said AW Architects has the experience of designing the CRI boathouse in Boston and went on to discuss the other choices and how the committee came to the decision to hire AWW; that it resonated with him when AW Architects said they wanted to do a community project and accept the challenge of a small project. Chad Frost and Mike O'Neill spoke of an innovative design of ventilated siding that opens to dry the boats that AW Architects shared

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with the interview committee. Mike O'Neill spoke of other creative projects done by AW Architects saying they have a history of these types of projects. Steve White commented you hired an architectural firm but got a collaborative partner. Mr. White continued that for a small intimate project like this, it is key you three work well together and you found someone who knows the challenges and wants to find the solutions.

8. Comments from the Public

Mr. Herb Holmstedt, Mystic, asked about changing the part of the river by the park to a no wake zone with a speed limit of five knots, will it be either or both. The committee answered the channel would be designated as a no wake zone so motorized vessels will have a five knots/six miles an hour speed limit. Mr. Holmstedt also asked if these limitations will also apply to the Groton part of the channel as well. Tim O'Brien explained how this could be done and who would monitor it. Mr. Holmstedt said on the plan were they going to extend that speed limit to some point up past the bridge, shouldn't it be extended further. Mr. O'Brien said Mr. Holmstedt would have to work with the Mystic Harbor Manager Commission on that.

9. Comments from the Committee

No comments from the committee

10. Adjourn

There was no further business to discuss so Chairman Simmons adjourned the meeting at 8:05 p.m.

Respectfully submitted,



Sandy Tisslere
Recording Secretary