

**Town of Stonington  
Mystic River Boathouse Park Implementation Committee  
Special Meeting Minutes  
Stonington Human Services, Pawcatuck, CT  
September 10, 2018**

The Stonington Mystic River Boathouse Park Implementation Committee held a special meeting on this date, Monday, September 10, 2018 at the Stonington Human Services at 7:00 p.m.

Present were Rob Simmons, Chairman; Mike O'Neill, Vice Chairman; Tom Switz, Steve Planchon, Jim Kelley, Tim O'Brien, Scott Bates, Steve White and Mike Crowley as well as Sandy Tissiere, Recording Secretary; Jason Vincent, Director of Planning, Town of Stonington; Richard Larkin, Fundraising Campaign Manager, Stonington Community Rowing Center and Hart Perry Boathouse; Catherine Hewitt, The Westerly Sun and Herb Holmstedt, interested citizen

Late arrival: Nick Kepple 7:44 p.m.

Members absent: Frank Todisco, Alan Strunk, Kathryn Burchenal and Breck Perkins

**1. Call to order**

Chairman Simmons called the meeting to order at 7:01 p.m.

**2. Pledge Allegiance**

Jim Kelley led the group in the Pledge of Allegiance.

**3. Comments from the Public**

No comments from the public

**4. Approval of minutes.**

A motion was made by Steve White and seconded by Mike Crowley to approve the minutes from July 2, 2018 as presented. The vote was unanimous, and the motion carried.

**5. Correspondence**

There wasn't any correspondence presented for discussion.

**6. Old Business**

Discussion: Project Update and Review

Chairman Simmons relayed information sent via email from Chad Frost as Mr. Frost could not attend the meeting. Chairman Simmons read Mr. Frost's email: *"I feel the plan has been positively received by the committee with the caveat, that we ensure the public understands that this is the Master Plan to guide the future development of the park, and that may require phasing over time depending on final budgets. The next step in the process is to conduct another public information session to unveil the plan to the public, and receive their feedback. It would be great if the committee could select a few tentative dates towards the end of this month. Upon my return next week, we could finalize the date, and I could reserve the room at Latitude 41 for the informational session."* Chairman Simmons told the committee he reached out to David Griswold at Latitude 41 to arrange a Saturday morning for a public meeting; Mr. Griswold said that Saturday mornings were booked through October and offered Thursday, October 11, 2018 from 5-7 p.m. The committee discussed this date and time.

A motion was made by Scott Bates and seconded by Mike Crowley to approve Thursday, October 11, 2018 from 5:00 - 7:00 p.m. for the public meeting at Latitude 41 restaurant with the suggestion a future meeting be held in Pawcatuck.

Discussion: The group discussed there will be more meetings and the various locations in Pawcatuck that could be used for a meeting.

The vote was unanimous and the motion passed.

Discussion - Park Benches

The committee concurred this item has been addressed.

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Discussion - Rossie Pentway

Jason Vincent reiterated that Rossie Pentway is a private road deeded to two lots when the subdivision was built. The owners are interested in returning the property back to the town. When the transaction is agreed upon, it will be presented at a town meeting.

**7. New Business**

Discussion - Legal Ramifications of Future Property Management

Rob Simmons asked Nick Kepple if he wanted to share information about legal ramifications of future property management. Mr. Kepple said the committee has discussed some options around the park that will be owned and managed by the town with a building on the property that will be leased to a private entity that will delegate the use of the building. The complexity of the lease will have to be agreed upon by the Friends of Stonington Crew and the town recreation department with input from harbor management. Mr. Kepple shared with the committee the potential problems the committee found by reviewing other boat house leases and other pertinent information and will use this information to create a draft lease outline to present to the town for review.

Discussion - Conceptual Boathouse Design Plans

Rob Simmons called the committee's attention to a Westerly Sun article regarding the progress of the project. The committee discussed there is public misconception in the time frame of the park project. There are processes to go through in preparation involving planning, zoning, abatement, etc. and various approvals needed from different departments in the town and state which take time. The committee concurred it is best for the project to ensure the park is done correctly so it can be used for years to come. The group discussed ways to share this information with the public such as visual timelines and/or schedules that can be shared at the public meetings.

Chairman Simmons turned the meeting over to Vice Chairman Mike O'Neill to present the conceptual boathouse design plans. Mike O'Neill presented a PowerPoint presentation of the conceptual boathouse design plan. Mr. O'Neill spoke of the process The Friends of Stonington Crew has gone through to assist in the purchase of the land and then to build a boathouse. Mr. O'Neill told the committee the architect chosen was AW Architects, Inc. saying they were chosen for their different approach using very simple materials with a limited budget, limited space and able to complete a project in a limited amount of time. Mr. O'Neill explained how AW Architects, Inc. designed the building to fit into its surroundings. The location of the building on the property will be situated at the front of the property facing Rossie Mill mimicking to its shape creating a natural transition coming down Greenmanville Avenue and providing vistas to the water. The first floor will be a simple design to hold about 30 boats, there will be public restroom facilities in the entrance way of the building. The first floor will also have an area in a corner with a sink for use as a wet lab so the facility can be used as a learning facility for groups to explore the living shoreline. The second floor will be an open concept with lots of windows where the training equipment for the crew would be used. The room would be large enough that the training equipment could be moved to one end for storage and the room could be used for functions. Mr. O'Neill said the materials for the outside of the building are still to be determined. Mr. O'Neill discussed with the committee ceiling heights, building materials consideration, how the building would handle inclement weather and how it could grow with the needs of the community.

The committee discussed the current use of the property. It was discussed how the Crew team already had a lease for the building on the property prior to the town purchase and the committee agreed they could continue using it. The committee asked when the public could use the park. Mr. Kepple said he felt the distinction between the Crew team and the public using the property is the Crew team is supervised and if the public used it without supervision, it could be a liability of the town; this would be question to ask the town. Chairman Simmons will present the question to Jim Sullivan, Director of Finance, Town of Stonington.

**8. Comments from the Public**  
No comments from the public.

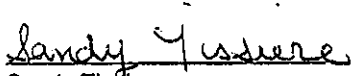
**9. Comments from the Committee**  
No comments from the committee.

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10. Adjourn

As business was completed, Mike Crowley motioned to adjourn the meeting at 8:30 p.m.

Respectfully submitted:



Sandy Tissiere  
Recording Secretary