

Mystic River Boathouse Park Implementation Committee
Regular Meeting Minutes
Stonington Police Department, Pawcatuck, CT
April 2, 2018
7:00 p.m.

The Stonington Mystic River Boathouse Park Implementation Committee held a regular meeting on this date, April 2, 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, Breck Perkins, Nick Kepple, Steve White, Jim Kelley, Alan Strunk, Sandy Tissiere, Recording Secretary as well as Jason Vincent, Stonington Director of Planning; Chad Frost, Kent and Frost and members of the public

Late arrival: Kathryn Burchenal 7:10 p.m.

Members absent were Frank Todisco, Bryan Bentz and Tim O'Brien

1) Call to order

Chairman Simmons called the meeting to order at 7:02 p.m.

2) Pledge of Allegiance

Vice Chairman Mike O'Neill led the committee in the Pledge of Allegiance.

3) Comments from the Public

There were no 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 March 5, 2018 as presented. The vote was unanimous, and the motion carried.

5) Correspondence

There was no correspondence.

6) Old Business

Discussion - Project Update and Review

Chad Frost gave a quick update saying the draft environmental responses study were received after the second round of testing. Mr. Frost went on to say nothing really changed; the petroleum hydrocarbons found at the northern end of the building do exist under the building and will need to be remediated which is new and unexpected; the PCB's are not an issue now and there are some solvents around the building that will need remediation. Those areas were narrowed down after the second round of testing and the report is effectively done. Mr. Frost said a remediation plan will be developed after the new concept plan is created and approved, as remediation will be tied together with the new development plan as the development will be used to cure the remediation.

Mr. Frost told the committee he had met with Kim Bradley, SERCA, to discuss the feasibility analysis for the living shoreline and coastal remediation strategies. Mr. Frost said he was excited about the different fun ideas for coastal remediation; one being oyster castles which would benefit the shoreline and could also involve a community project.

Mr. Frost proposed to the committee further development of the concept plan be delayed for one month until an architect for the boathouse is selected. The committee discussed this idea and concurred it would not impact the schedule if there is a delay of 30 days as it would be best for the project if there was an architect in place for the boathouse design to work in collaboration with Mr. Frost.

7) New Business

Discussion - Boathouse Fundraising

Chairman Simmons shared a newspaper article from the New London Day featuring the Stonington Community Rowing Center and The Hart Perry Boathouse regarding the impressive response to their RFQ for an architect and the progress of their fund-raising project. Chairman Simmons gave the floor to Richard Larkin, Fund-raising Campaign Manager. Mr. Larkin said they launched their public campaign on September 16, 2017 with a parade of boats and have raised \$450,000 since then. Mr. Larkin shared the fund-raising strategies being planned. Mr. Larkin spoke of how they rebranded their campaign in January sharing the new official name of the committee is the Stonington Community Rowing Center and The Hart Perry Boathouse Campaign. Mr. Larkin said the organization is ran by volunteers and they will always welcome more. Mr. Larkin spoke of events being planned such as "Meet the Architect" to introduce the community to the architect and more events on site in the summer. For more information, please visit the Stonington Community Rowing Center and The Hart Perry Boathouse website at <http://stoningtoncroc.org/>.

Chairman Simmons introduced Herb Holmstedt, who lives in Mystic Heights, saying Mr. Holmstedt is a long-time resident who is an involved citizen of Stonington. Chairman Simmons said Mr. Holmstedt might be interested in the events being planned so he and his neighbors could attend. Mr. Simmons asked Mr. Larkin to get Mr. Holmstedt's information so the neighborhood can stay informed of what is going on and attend the events; stressing the importance of community involvement. Mr. Holmstedt said he had difficulty

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finding where the Mystic River Boathouse Park Implementation Committee meeting was being held; continuing he went online and thought he saw it was being held at Quaimbaug Fire House. Chairman Simmons requested Recording Secretary, Sandra Tisiere, get Mr. Holmsted's contact information for notifications of future meetings.

Discussion – Architect RFQ

Mike O'Neill shared they were pleasantly surprised with the amount of interest in this project; he spoke of the proposals received were from some of the top architectural firms on the east coast. Mr. O'Neill discussed the criteria for the selection was based on the architectural firm's knowledge of building a boathouse. Mr. O'Neill said the architects being interviewed are: Anmahian Winton Architects, Architectural Resources Cambridge, Bade Stageberg Cox Architecture, Centerbrook Architects, Peterson Architects and Turner Brooks Architect. Mr. O'Neill explained the interview process would be a 45-minute Power Point presentation and a 15-minute question and answer session. He said the committee will narrow the candidates down to two architects then will gather additional information about the final two and have someone selected within 10 days. The committee discussed the advantages of the architects chosen for interviews. Chairman Simmons asked who is on the interview committee. Mr. O'Neill answered himself, Chad Frost, Breck Perkins, Rebekah Kepple, Mike Nowak, Dana Hewson, Dale Hoxie and Jen McCann. Chairman Simmons asked who could attend this interview process to observe. Mr. O'Neill invited anyone from the park committee to attend and observe the process.

8) Comments from the Public

There were no comments from the public.

Chairman Simmons asked Jason Vincent when the planning and zoning commission would become involved in the project. Mr. Vincent answered once the master plan is drafted up there would be a workshop with the zoning commission.

9) Comments from the Committee

Mr. Kepple said the work of the lease subcommittee in March involved him going to the boathouse committee regarding two issues; asking them to think about insurance and usage. As a subcommittee it was discussed how insurance was an important aspect of the lease agreement. The boathouse committee will need to identify their insurance needs and enter into direct dialogue with the town about those issues. The lease agreements the subcommittee have seen had varying degrees of specificity and some very general language and simple language so that needs to be more defined. Mr. Kepple explained the materials that were presented to the committee were the headings for categories that will be included in the lease document. Mr. Kepple said by next month, there should be proposed language under those headings except for insurance and usage which will need more time to flesh out.

Chairman Simmons said, from his standpoint, having this collection of citizens is a blessing. Having someone like Mike who can go through these things and make sense of them, having Breck with his background and experience, having Mike Crowley with is his recreational background, real estate, Seaport, politics, Pfizer; sometimes we meet to make important decisions and sometimes just to have discussions; we have a talented group here and I'm really excited about where we are at. I think the expression of interest we see in these proposals reflects what we've done this far. I thank everybody for dedicating their time and energy to this and think we are making great progress.

Mike O'Neill thanked Chairman Simmons for his vision as it was proven by the stack of proposals. Mr. O'Neill said Chairman Simmons' vision of putting land aside for this town for the future is exactly what more towns should do but don't do. Mr. O'Neill continued I think this park really demonstrates what towns should think about, how do I not only make things better today but how do I make things better for the long run.

10) Adjourn

Steve White moved to adjourn at 7:38 p.m. Chairman Simmons adjourned the meeting.

Respectfully submitted



Sandra Tisiere
Recording Secretary