

PENFIELD BUILDING COMMITTEE

REGULAR MEETING MINUTES

Thursday, January 23, 2014 at 6:00 pm

Sullivan Independence Hall, 1st floor Conference Room

725 Old Post Road, Fairfield, CT 06824

penfieldcommittee@town.fairfield.ct.us

Members Present: James Bradley William Sapone Andrew Graceffa
Ian Bass Rich Speciale-via Skype Ellery Plotkin
Ken Jones Jane Nelson Robert Bellitto Jr.

Also Present: Gerry Lombardo-P&R, Joseph Michelangelo-PW
Devin Santa and John Roberge, Roberge Associates

1. Call to Order
The meeting was called to order by Chairman Bradley at 6:02 p.m.
2. Confirmation of Quorum –
All Committee Members were present, and there was a quorum.
3. Confirmation of Meeting Agenda –
The members accepted and confirmed the meeting agenda.
4. Approve Minutes of January 9, 2014 meeting –
Chairman Bradley asked that the reading of the minutes be waived, and the members agreed. He then asked if any changes were required to the minutes, and hearing none, the minutes were approved by the committee.
5. Organizational matters
 - a) review status of PBC web site and web address –
Mr. Sapone reported that the new website is being worked on and should be complete by the end of February. The intent is to have the minutes, agendas, documents and communications available from the website.
 - b) review/discuss locations of future PBC meetings –
Mr. Sapone reported that there was a public interest in having our meetings filmed by FairTV, and that Mr. Graceffa requested that the committee look into moving our meeting location to one suitable for filming. Mr. Sapone found that the BOE conference room was available for February 13 & 27, April 10 & 24, and the May 22 meetings, and he reserved the room. After some discussion, it was agreed to have the committee meetings, where there is no scheduling conflict with another town

body, at the Board of Education Conference room, 501 Kings Hwy. An effort will be made to be sure the public knows about the change in location of future meetings.

Prior to the technical presentations, Chairman Bradley distributed to the committee members a document on Concepts & Terminology so that the committee would be familiar with the various terms used to describe the foundation for the pavilion. Chairman Bradley reviewed several scenarios describing the terms used in association with flooring, joists, beams, piers, footings, soil types and piles.

6. Update on electrical/security systems by Joseph Michelangelo, Director of Public Works –

The committee was advised that Ed McCourt is reviewing the sprinkler system with the building department and the fire marshal, and also investigating installing a temporary electrical service to power up the alarm and security system. Mr. Sapone suggested that the committee hire an electrical contractor to conduct an electrical system survey to determine whether the electrical system was usable and to check which circuits could be powered or pulled if damaged. The committee agreed this should be done. The members expressed concern about the current temporary fencing as being inadequate to protect the building. Mr. Michelangelo stated that the temporary fence is what is typically used, and that vandalism has been minor, and only occurred to the adjacent playground. He also stated that the insurance company believed the fencing was sufficient. The committee asked about the security cameras and Mr. Michelangelo said the system needed to be upgraded for better night vision. Mr. Bradley confirmed that the committee wants Mr. Michelangelo to consider improved fencing, and investigate powering the fire alarm system and video surveillance system with motion detectors. Mr. Michelangelo confirmed that he will have an electrical contractor evaluate the electrical system and report back. The committee discussed the intent to next review the plumbing and mechanical systems. So far there are only structural engineering reports.

7. Presentation by Roberge Associates Consulting Engineers (RACE) regarding coastal storm impacts and design principles as related to Penfield Pavilion-discussion with Committee –

The representatives from RACE briefed the committee on how wind and water impact the site and building. Also discussed was the impact of FEMA rezoning the area occupied by the pavilion from an A zone to a V (Velocity) Zone. Construction standards allowed prior to storm Irene are not acceptable with new construction in the area if repair costs exceed 50% of the value of the building. Erosion, scouring, foundation failures did occur in other areas. There were questions concerning whether the bulkhead exasperated erosion, and also a discussion of using dunes and planting for protection. The committee was advised that to obtain insurance through FEMA, if repair costs exceed 50% of the structure value, the entire building must meet the new standards for a V zone. One alternative is to self-insure and forego FEMA insurance. To comply, the pavilion would need to be lifted by about 4.5-5.5 feet, which raises issues with the ADA ramp, as well as stairways. If the building remains at the current height, the committee could consider installing

interior walls that can take water contact, or break away walls to permit water flow through the building. One suggestion was a large vegetated dune to protect building but this may be less visually desirable and create an obstacle for children and seniors. Under the pavilion, the committee was advised that scouring mats or loose stones could be used to protect the footings from erosion. The committee was told that any decision on an option will depend on what the insurance coverage is and to what extent the insurance will cover meeting the FEMA requirements if repair exceeds 50%. Only then can the committee decide whether to repair, elevate, strengthen with piles, move or rebuild some or all of the structures, or add deeper foundations. As regards area flooding, Stamford and New London have miles of retaining walls along the beach, which may not be practical for Fairfield. If the bulkhead stays, it needs to be armored to limit erosion. The footings seem to be shallow for this area, and should be deeper. Timber piles are a good cost choice with a concrete pile cap. Mini piles would cost more and need specialized equipment. The committee discussed just moving the center hall section. Mr. Bradley stated that the committee needs to protect the structure and do no harm to the neighborhood. RACE stated that to repair the footings is a viable engineering approach. The committee was advised that of the other structures in the area, the Fairfield Beach Club has no footings, did get flooded and water flowed through the building but it is set further back. The Jacky Durrell building is higher and set back. RACE recommended less focus on the forensic analysis and more on the future and to seriously consider repair as an option.

8. Preliminary briefing by Joseph Michelangelo Director of Public Works regarding local area flooding and drainage - discussion with Committee –
Mr. Michelangelo described how water infiltrated all along the beach and through openings under the pavilion. He is pursuing grants to address area flooding but this will take years to implement, not immediately correctable. The bulkhead wall was designed by town engineering staff. It was believed to be too preliminary for the committee to discuss flood and erosion control, as it is not clear which option will be pursued. Mr. Michelangelo stated that there was a low spot in the bulkhead wall where water went through. The committee discussed repairing and protecting the area under building but believed some consideration should be given to removing water, possibly a pumping station could be located in the parking lot so water can be pumped out.
The presentation was cut short due to time constraints, and will be picked up at the next meeting.
9. Review progress and priorities –
Mr. Bradley said we should periodically step back to ensure we are making progress and moving forward.
10. Old Business – None.

11. New Business – The committee discussed asking Jim Wendt to attend a February meeting to discuss FEMA requirements. Mr. Michelangelo was asked to provide drawings or an aerial to help illustrate what is happening in area.

12. Public Comment –

Mr. Camarro favored the use of piles with a concrete cap as shown on the presentation board.

Mr. Jim Gallagher, Chairman of the previous Penfield Building Committee, said they excavated 8 feet of mixed material to provide good support for the footings. He was offended when the bulkhead went up without any notice to his committee. It was explained that the previous director of public works intended to have it buried and covered with vegetation. He also stated that as there was no water damage to building, only foundation erosion, he doesn't recommend raising the building. Raising it by 6 feet would mean 60 foot long handicap ramps. He offered his knowledge on the previous building construction to help the current committee.

Another resident stated that the Fairfield Beach Club built a barrier in front of building and buried it in years ago. The beach club was able to open on Memorial Day after Sandy.

Mr. Rick Grauer stated that he was happy to see the committee discussing flooding in the area. Mr. Bradley assured him that the committee was not going to ignore the flood issues however we will be true to our charge which is directed to options for the Pavilion.

Christin Robinson said water comes in at different junctures, and the committee should look into putting in more berming.

13. Adjourn –

Mr. Sapone motioned to adjourn, Mr. Bellitto 2nd, and the meeting adjourned at 8:18 p.m.