

PENFIELD BUILDING COMMITTEE

REGULAR MEETING

Thursday, February 27, 2014 at 6:00 p.m.

Board of Education, 501 Kings Highway

2nd floor Conference Room, Fairfield, CT 06824

penfieldcommittee@town.fairfield.ct.us

Members Present: James Bradley William Sapone Andrew Graceffa

Ian Bass Rich Speciale (via skype) Ellery Plotkin

Jane Nelson Robert Bellitto Jr.

Also Present: Joseph Michelangelo, Laura Pulie, Gerry Lombardo, Twig Holland, Phil Ryan, Tom Steinke, Judy Ewing, Ken Camarro, Meg Learson Grosso, and two other members of the public

Members Absent: Ken Jones

1.Call to Order -The meeting was called to order by Chairman Bradley at 6:03 p.m.

2.Confirmation Quorum - There was a quorum.

3.Confirmation of Meeting Agenda - The members accepted and confirmed the meeting agenda.

#### 4.Approve Minutes of January 23 and February 20, 2014 Meetings –

The Chairman asked if there were any changes to be made to the minutes. There being none, the minutes were approved.

#### 5.Organizational/Administrative Matters –

Mr. Bradley advised the committee that he had made presentations about the work of the PBC to the RTM at the moderator's request, and contacted the Flood and Erosion Commission and the Conservation Commission about presenting to the PBC. He also reported that he had attended a meeting regarding the status of the insurance settlement. The negotiations are still in progress.

Mr. Sapone advised the committee that he had reviewed a mock-up of the new website and was working with Kathleen Griffin on modifications. When completed, all of the data and documents will be in one location with links to other relevant sites.

#### 6.Update on electrical/security systems and upgrade of perimeter fencing by JosephMichelangelo, Director of Public Works –

The committee then heard an update from Joe Michelangelo about Fire Safety and Security of the pavilion. Motion and Heat Detectors with communication to a monitoring system will be installed in the next two weeks. He said he had spoken with the Fire Marshall before proceeding with the work. Temporary electrical and heating sources were to be installed, with Yankee Electric doing the work under a town contract.

All fencing will be removed once the temporary fencing is free of snow and ice and new more secure fencing will be installed. A contractor has been hired to do the work.

An electrical survey of all the electrical systems and wiring in the pavilion is being done by Yankee Electric, and a report will be prepared for the committee when completed. Mr. Michelangelo advised that all information that has been compiled, from past construction including from the last building committee will be made available to the committee (structural, foundation, MEP, cosmetic, photographs, drawings and reports, though the information is still being compiled.

7.Continuation of briefing by Joseph Michelangelo regarding local area flooding and drainage, review of the existing timber bulkhead, review of pavilion building and site impact on local flooding and observations regarding storm damage to footings and building structure – discussion with Committee –

A presentation was made by Mr. Michelangelo and Laura Pulie, with boards and elevation maps focused on area flooding during both Storm Irene and Storm Sandy. Photographs showing the actual flooding and depth of erosion were reviewed. In an aerial photograph, color coded areas showed the relative elevations along the shore line. It was stated that there were multiple areas where the elevation is 8.5 or less, and many more locations at elevation 10. Storm Irene flooded to about 9.5 feet, while storm Sandy flooded to about elevation 10.8 to 11.2.

The beach was originally a barrier beach with marsh lands behind it. With recent folding, flood waters have extended up Reef Road approaching OldField road, reached an area behind Sullivan Independence Town Hall and extended over to South Benson Marina. During normal tides, flapper gates keep the water from Long Island Sound out of these areas at high tide. When a flood tide gets above about 8.6, however, the water cannot flow out, as the storm drain system cannot handle additional water beyond rain runoff.

The elevation along Fairfield Beach Road behind the pavilion is about 5 ft., the parking lot about 6 ft, and the pavilion set at about 12 ft. However, the renovated building, built to comply with FEMA requirements at an elevation of 12', was erected so that water could pass under the building in the event of flooding. This was to protect the structure

from the full force of storm water.

Prior to the installation of the bulkhead, there was a low spot in front of the pavilion at at height of about 8.6, and this low spot caused area flooding when even a small surge accompanied a high tide. The bulkhead wall was installed to stop this flooding, and was constructed to be 12.5 ft, using boards driven into the sand to elevation 1, as illustrated in a drawing distributed to the committee. Wood was chosen rather than steel as being more aesthetic. No permit was needed or was obtained prior to installation.

The new FEMA velocity or "V Zone" extends into the front parking lot to Fairfield Beach Road. The elevation requirement for new construction in this area according to FEMA is about 13' or 14'.

It was discussed that the bulkhead was properly designed for flood protection at the low point in front of the pavilion, but it did have a number of openings. Boards were to be placed in the openings to keep out the water. It was not anticipated that there would be a storm so severe that water could get through or under these openings, but it did. In retrospect, while the bulkhead may have protected upper parts of the building from the

full force of the storm, the bulkhead could not protect the lower parts given the substantial erosion that occurred in front of and the behind the bulkhead. The erosion extended down to an elevation of 1ft, with water passing under the wall, creating a channel behind and beneath the pavilion. There was a discussion on the need, if the bulkhead remains, to add scouring protection in front of it. One member questioned the necessity of having the bulkhead there, and it was discussed that this would depend on the final plan for repairing the pavilion.

Laura Pulie mentioned that in the past DPW had brought in Jersey barriers and covered them with sand to protect the building and then removed them after the storm.

Mr. Michelangelo concluded by discussing the construction of the footings. It had been determined that layers of peat were under the pavilion. To provide proper support, some of the organic material was removed so that at least 4' of sand and gravel could be placed under the area of the footings. Geotechnical reports and photos were distributed and discussed by the committee. There was a question as to whether organic material is still under building. The committee discussed getting additional information on soil conditions below the building.

#### 8. Review progress and priorities –

Mr. Bradley distributed a revised Building Procedures Committee Process drawing. Before the meeting adjourned, Mr. Bradley asked Tom Steinke to present to the committee on Conservations concerns at a March meeting. The committee then discussed having a presentation from Parks and Recreation on the uses of the pavilion, and Mr. Lombardo was asked to present at the meeting on March 13th as well. Mr. Bradley also contacted the Flood & Erosion Commission to present their concerns to the committee as well.

#### 9. Old Business – None discussed.

10.New Business – None discussed.

11.Public Comment –

Mr. Camarro commented that he thought the committee was doing well with the fact finding into the design and repair of the building, and he suggested looking to other areas like Cape Cod to see how they approach these problems. He advised the committee to also consider allowing the front deck to be sacrificed to provide some protection for the main structure of the building.

12.Adjournment-

Mr. Bradley motioned to adjourn, Mr. Belitto 2nd, and the meeting adjourned at 8:00 p.m.

