

**PENFIELD BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Thursday, August 14, 2014 at 6:00 pm  
Board of Education Center  
2nd floor Conference Room  
501 Kings Highway, Fairfield, CT 06825  
[penfieldcommittee@town.fairfield.ct.us](mailto:penfieldcommittee@town.fairfield.ct.us)**

**Members Present:** James Bradley, William Sapone, Ian Bass, Ken Jones, Jane Nelson, Ellery Plotkin, Richard Speciale, Andrew Graceffa, Robert Bellitto

**Also Present:** Gerry Lombardo, Parks & Recreation; Joseph Michelangelo, Public Works; Thomas Steinke Sr, Conservation; William Perugini RTM Liason, Judy Ewing, Selectman's Representative, Kevin Chamberlain of DeStefano & Chamberlain, Ken Procino and David Herr of Shawmut, Gerry Speeno of FairTV and members of the public

1. Call to Order – The meeting was called to order at 6:06 p.m.
2. Confirmation of Quorum – A quorum was confirmed.
3. Confirmation of Meeting Agenda – The committee confirmed the meeting agenda.
4. Approve Meeting Minutes – The minutes from the meeting of August 6, 2014 were reviewed, a motion was made to approve which passed with proposed correction changing William Sapone to member absent.
5. Organizational matters: Review schedule of presentation dates. Review recent correspondence – no new letters from the public.
6. Report on presentation to Board of Selectmen August 6, 2014 – BOS presentation distributed to the public. Mr. Bradley reported on the recent project status briefing before the Board of Selectman and distributed summary the briefing information.

Mr. Sapone spoke immediately following Mr. Bradley's BOS comments. He stated that he had attended the BOS presentation and was concerned that the presentation did not adequately describe Option 1. Further, that Option 7 was not best for the Town and is too expensive.

Mr. Sapone read from a prepared statement that included his opinions regarding Option 1 and 7 including his disagreement with the project engineer regarding existing soil conditions and the performance of the timber bulkhead. Mr. Sapone's prepared statement included a detailed alternative option that relocated the West Wing to the east. The statement with attached exhibits was distributed to the Committee. At the conclusion of his remarks, Mr. Sapone announced his resignation from the Committee and left the meeting room. There were no further comments or questions.

7. Public presentation of Committee findings and recommendations – Mr. Bradley and Mr. Chamberlain presented and narrated a detailed PowerPoint presentation covering the work of the Committee to date; the various repair options and various factors impacting the feasibility, engineering, design and regulatory factors. Mr. Chamberlain presented each option including Option 7 as previously recommended by the Committee. The full PowerPoint presentation was also intended to elicit public comment. There were approximately 65 members of the public present. The PowerPoint presentation will be uploaded to the PBC website. Mr. Bradley noted presentation in draft format.

8. Presentation of Option 7 plans and elevations – Mr. Bradley advised those present that Mr. Chamberlain would also be presenting the design development documents for Option 7. Also, public comments would be appropriate after presentation of Option 7. Mr. Chamberlain proceeded to present the Option 7 design including floor plans, elevations and site plan. He explained certain design criteria such as FEMA regulations, deck, ramps, access and finished elevations.

9. Public comment, questions and answers regarding agenda items 7 and 8 – Bill Perugini, Fairfield Beach resident and PBC RTM District 10 liaison thanked committee on all the time and effort they have spent. 1. Questioned \$5.4m appraised value; former secretary said \$3.2m was estimated cost to repair to FEMA threshold as part of insurance settlement. 2. Peat evidence, elevation would be challenging Mr. Chamberlain replied. 3. Would Committee consider Option 1 if someone signed off that peat was ok? DeStefano & Chamberlain would not. Mr. Bradley responded and explained. Very expensive proposition and cannot get engineer to sign off. Mr. Procino addressed bearing capacity, too much risk.

Carole Way, RTM District 5 – Party room is an asset to the community. Bulkhead looks different, like Jersey barriers with Irene. She was told they were removed by Sandy when bulkhead was installed. Was water going over bulkhead addressed? Water going straight through affects homeowner in the vicinity. Was a coastal engineer consulted on berms? Mr. Bradley replied.

Linda Crowley, 112 Lalley Blvd. – Perhaps a seawall could be continued to the left now that lockers won't be there to take the hit.

Kathy Mizanski, Penfield Road – She never experienced water trouble until building was built. Why do we need a big building when we have Jennings and Penfield II for parties? Maybe the surface cannot withstand what we are building. Why go big, who is paying, wants simpler, are townspeople going to have a say in this. It was replied that it will go before the RTM, BOF and BOS.

Christian Robinson, 218 Puritan Road – glad to hear bulkhead is being address. Don't need a huge structure.

Ellen Jacob, RTM District 9 – last summer the same comments were made at the Finance Committee meeting, PBC is missing a simpler solution. Concerned that it is adding to debt service and the building can be added to in future years as money becomes more available.

Lauren O'Brien, RTM District 5 – There was no damage to Jennings. Trying to put a building in a place where it doesn't belong. Can't fight mother nature, like the old building.

Dave Sturges, 375 Warner Hill Road – Changed attitude toward it, lucky to have it, reasonable alternative to area private clubs. Seek grants, sell beach apparel and sports equipment, get sponsors. Grateful to committee.

Terry Capal - Last year's meeting, everyone said they did not want the pavilion rebuilt. Requests that the do not rebuild option.

317 Penfield Road – thinks pavilion is strong benefit to town. Uses showers, old one was junk, don't abandon ship, worthwhile to have.

Jim Gallagher, former PBC chairman, Congress Street – Doesn't agree to tear down pavilion. They got unanimous approval from all boards to build. He agrees with Mr. Sapone. He oversaw building, says foundation is strong. New building is on the same footprint as the old one, no larger. Reconsider spending \$6m on repairs to a building that cost \$3.2m to build, look for a better more cost efficient alternative.

Laura Devlin, RTM District 3 – People are concerned about spending more money. Mr. Bass said the option Mr. Sapone recommended [the night he resigned] (now called Option 7A) sounded very interesting and certainly worth us looking into further.

Mark Greenstein, 81 Melody Lane – Beach is a huge attraction, we will get money back. He sees it in real estate; people are in awe of the pavilion. Feels berm is so important. Extreme low tide condition, needs dredging. Questioned how much higher decking will be.

Jim Eastwood, Pepperbush – Said we are still paying for it even though money comes from grants, insurance or state.

David Mackenzie, RTM District 3 – Expected revenue flow should be part of presentation.

Jim Bohan, 51 Station Street – Same discussion as last year, recommends inexpensive alternative, why do we need two pavilions.

Dick Dmokowsky, Flood & Erosion – Recommends enhanced timber bulkhead and made dune assembly. Wants reinforced dune structure across 900' to start.

10. Status of insurance claim settlement and FEMA grants – Mr. Michelangelo reported on the current status of the insurance settlement and FEMA grants. A written summary was made available and accepted for the record by the Committee. The presentation included the \$1,750,000 insurance payment, net of deductible and recent \$500,000 state grant tied to FEMA related improvements. Mr. Bass raised a question regarding the source of the \$500,000 grant and whether or not it took funding away from funds that might be available to Fairfield homeowners. Mr. Michelangelo responded that he would investigate and report back to the Committee.

11. Update regarding timber bulkhead repairs and modifications – seven openings in bulkhead were addressed. Public Works met with six contractors and received cost proposals. Concavage was awarded the project at \$13,850. Martin Piling was awarded the lumber bid \$8,000. When lumber arrives, Concavage will close openings, hopefully by Labor Day. In regard to the initial post Sandy \$1,000,000 funding, \$300,000 has already been spent, \$600,000 is remaining. Breakdown is on website.

12. Project Guaranteed Maximum Price (GMP) target date and proposed early trade bidding – Shawmut will revisit and provide information on 8/28/14.

13. Review project schedule – October start date, beginning of June completion date, doing best to open for 2015 season. PBC will take into consideration public comments. Mr. Graceffa encouraged the public to let their RTM know their opinions.

14. Review progress and priorities - No discussion.

15. Old Business – None.

16. New Business – None.

17. Public Comment – Mr. Bradley thanked the audience for attendance and previous public comments.

18. Adjourn- A motion was made to adjourn, and approved, and the meeting adjourned at 8:46 pm.