

**Penfield Pavilion Building Committee**  
**Monday January 25, 2010**  
**Sullivan Independence Hall**  
**725 Old Post Road**  
**Fairfield, Connecticut**

**Members Present:** Mr. Gallagher, Mr. Pesci, Mr. Kelly, Mr. Convertito, Mr. Galle, Mr. Jones, Mrs. Dyer, Ms. Crowley

**Members Absent:** Mr. Plotkin, Mr. Tanguay

**Others Present:** Mr. Lombardo, Mr. White, Mr. Wiles

**I. Call To Order**

Mr. Gallagher called the meeting to order at 6:40 p.m.

**II. Approval of Minutes**

Mr. Galle made a motion to approve the Jan. 13, 2010 meeting minutes. Mr. Pesci seconded the motion. It was approved unanimously.

**III. Discussion Conceptual Designs**

Mr. Gallagher said that last meeting a decision was made not to go forward with additional lockers. Mr. Wiles presented the site plan excluding lockers in the new construction. He said everything was up and running and that the plan has been sent out to the engineers. Mr. Wiles explained the floor plan. He said the lockers were eliminated and more deck area was added. It is slightly over the foot print by about 50 ft. but it is essentially reproducing what is there. The covered area is increased – about 50 % of the deck is covered. The building is 7,800 sq. ft. The occupancy capacity of the gathering room is the same as before.

The flat roof will have wood trusses. It will be the same architecture but the roof will be steeper. It will now be a one story structure with a steeper roof.

Mr. Convertito asked if we need to have people come through the gathering room to access the beach. Mr. Lombardo said that we have to check people in and to get to their lockers.

Mr. Lombardo said the he would recommend a change of ramp placement to make deliveries easier. Mr. Convertito suggested that there be a ramp on either side of the stairs because it would be esthetically better. Mr. Wiles said he will look at this and come back with something next meeting.

Mr. Convertito was concerned about handicapped people coming up the ramp and through the outside shower area. He felt it could be a hazard when wet. Mr. Wiles said the outside shower area is 18 ft. Mr. Kelly pointed out that this area will be wet and sandy. He felt it would be best if it was as dry as possible to clean the sand off. Mr. Kelly asked if the shower could be moved down to sand level. Mrs. Dyer said that she agrees with the showers being on the sand as long as it was accessible to the deck. Mr. Kelly said he is in favor of moving the showers. Mr. Wiles said that he will drop the showers down to the ground. Ms. Crowley expressed concern about the doors on the beach side of the building. She said we now have a picture window and an unobstructed view when the doors are open. She is concerned that the new doors will not be able to be pinned back and that they would obstruct the view. Mr. Wiles said that he was in agreement with Ms. Crowley and that he would get an answer on that. Ms. Crowley reiterated that she wants the doors to pin back flat against the wall.

There was some concern with the gathering room being open during the day and that it might be difficult to get it cleaned before events. Mrs. Dyer said that she would like to see it open for public use. Mr. Lombardo said Parks and Rec would look into keeping it open during the day. Mr. Lombardo said he thought the floor plan looked good.

Mr. Wiles said that he will meet with the engineers this week. The engineers are Innovative Engineering Services in Hamden, Connecticut.

Mr. Convertito asked what was going to be done about climate control. Mr. Gallagher said that it had not been decided but he thought the building should be heated. Mr. Kelly asked what kind of heating system was being considered. Mr. Wiles said that he would recommend forced hot air. Mr. Wiles felt adding air conditioning, if the duct work was already in place for forced air heating, would not be extremely cost prohibitive.

Mr. Gallagher asked the committee what their feelings were on the heating and cooling. Mrs. Dyer said that she was not sold on the cooling but was in agreement with the heating. Mr. Wiles said that it could be taken in incremental steps. He suggested that the engineers explain why they thought forced hot air was best and why adding air conditioning was not a big deal. Mr. Convertito said that he would like the building to be as green as possible. He said he was not sold on the air conditioning. He felt if it was there that it would be run a lot of the time. Mrs. Dyer felt that most people who have events at the beach would prefer not to be in a room that was closed up and air-conditioned, but open to the ocean and breezes.

**IV. Public Comment**

No public comment.

**V. New Business**

No new business.

**VI. Adjourn**

Mr. Jones made a motion to adjourn the meeting. Ms. Crowley seconded the motion. Mr. Gallagher adjourned the meeting at 7:37 p.m.

Patti Dyer, Secretary

Ellen Marks, Recording Secretary