

Penfield Pavilion Building Committee
Monday December 20, 2010
Sullivan Independence Hall
725 Old Post Road
Fairfield, Connecticut

Present: Mr. Gallagher, Mr. Galle, Mr. Plotkin, Ms. Crowley

Absent: Mr. Kelly, Mr. Convertito, Mr. Tanguay, Mr. Jones, Mr. Pesci

Others: Mrs. D'Avanzo, Ms. Griffin, Mr. C. Wiles, Mr. Brophy, Ms. Steeneck, Mr. Placko

I. Call To Order

Mr. Gallagher called the meeting to order at 6:45 p.m.

Mr. Gallagher made a motion to move the Review of the Minutes to #6. Mr. Galle seconded the motion. All in favor – the motion passed.

II. Project Progress Report

Mr. Gallagher said that Mr. White was unable to attend this meeting but had reported to him earlier in the day. He said that the footings have been poured. The project is back on schedule and the concrete forms will be poured this week.

III. Discussion of Handicapped Ramp Issue

Mr. Gallagher recapped the handicapped ramp issue. He said that Mr. Placko, the tree warden, had interceded in the plans as designed. Mr. Placko did not want trees removed. It was discovered that the Parks and Rec Commission has asked the tree warden to supervise the trees in Parks properties and the Commission is considering the Removal of the Tree Warden's jurisdiction over these properties. At its recent meeting, the Parks and Rec Commission decided to table further action at this time.

Mr. Gallagher said that the tree warden has asked for the landscape plan. He said that we do not have one put together. Mr. Gallagher asked Mr. C. Wiles if he could make the plan. He also said that the property does not lend itself to replacement of all the trees. Mr. C. Wiles brought four ramp revision schemes to the meeting which he presented to the Committee.

Scheme 1 - brings the ramp onto the main deck. It is 60 linear feet.

Scheme 2 - the issue in this scheme is access around the side. This brings the focal point away from the entry.

Scheme 3 - the ramp is still 60 linear feet.

Scheme 4 - this scheme lends to planting in between.

Mr. Gallagher said that scheme #1 had the least impact on trees. Mr. C. Wiles said not really.

Ms. Crowley asked Mr. C. Wiles if he could round the corner of the deck since it was easier to wheel a chair up a rounded ramp. She also expressed concern about trees shedding on the deck. Mr. C. Wiles said it was more cost effective to build a ramp as designed. He said that all schemes had ramps that are 6 ft. wide. Mr. Galle asked if the tree warden had seen these schemes. Mr. Gallagher said no, this was the first time anyone was seeing them.

Ms. Crowley said that the open area in scheme #4 will wind up being littered with garbage. Mr. Plotkin said that scheme #4 would make deliveries harder. He said that the open area was nice but he agreed with Ms. Crowley about garbage ending up in there.

Mr. Galle asked Mr. Placko if scheme #3 worked for him and did he see any concerns. Mr. Placko said he would like to count the number of trees to reduce the impact. He said that funds might be available to plant trees but wants to reserve his opinion.

Mr. Gallagher said that he would rather spend money to mitigate rather than spend money for a landscape architect. Mr. Placko said that he is an arborist and he knows his obligations but said that he has some discretion. He reiterated that he wanted to reserve judgment until he looks at it further.

Mr. Gallagher asked if it was reasonable to do mitigation in the current tree area. Mr. Placko said that it looked like there was some room to work. Mr. C. Wiles said that they are stuck with the 60 linear feet of ramp. Mr. Plotkin said that the tree area appeared congested and wanted to know if there were any plans to thin it out. Mr. Placko said that the tree area is thick where the ramp is going to be.

Mr. Gallagher said that scheme #3 should be accepted pending going out into the field. He asked Mr. C. Wiles to draw up a mitigation plan. Mr. Galle said that scheme #3 was clearly the right one.

Mr. Plotkin made a motion to direct the architect to devise a mitigation plan in conjunction with scheme #3. Mr. Galle seconded the motion. All in favor – the motion passed.

Ms. Steeneck asked that the plan not have shedding trees near the ramp.

It was decided that the architect and the tree warden will meet to finalize the tree plan. Mr. Gallagher and Ms. Crowley are going to represent the PBC at a design team meeting with Craig Wiles, Secondino contractors, Tree Warden Ken Placko and Rick White. The meeting will take place at the Penfield Construction trailer on Thursday, December 23, 2010 at 9:30 a.m. to discuss the landscape plan.

IV. Change order/Invoice review

No change orders pending. No invoices pending.

V. New Business

No new business.

VI. Review of Minutes

Mr. Gallagher made a motion to accept the minutes of November 29, 2010.

Mr. Galle seconded the motion. All in favor – the motion passed.

VII. Public Comment

No public comment.

VIII. Adjourn

Ms. Crowley made a motion to adjourn the meeting. Mr. Galle seconded it. The meeting was adjourned at 7:30 p.m.

Linda Crowley, Secretary
Ellen Marks, Recording Secretary