

Town of Seymour

Building Review Committee

Minutes

Place: Faculty Room, Anna LoPresti School Date: 6-7-12 Time: 6:30 p.m.

1. Meeting called to order by: Chairman Paul Wetowitz at 6:35 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews		X	
Bruce Baker	X		
Tim Connors		X	
Nicole Klarides-Ditria		X	
Jennifer Magri	X		
Fred Messore	X		6:53
Wayne Natzel	X		
Dennis Rozum		X	
Paul Sponheimer	X		
John Stelma		X	
John Uhelsky	X		
Paul Wetowitz	X		
Total	7	5	

Others Present: Mike Horbal, Rich Kearns

4. **MOTION:** to approve the prior Meeting Minutes of 5/17/12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker		X		
Tim Connors				
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore				
Wayne Natzel				X
Dennis Rozum				
Paul Sponheimer	1	X		
John Stelma				
John Uhelsky	2	X		
Paul Wetowitz		X		
Total		5	0	1

5. Public Comment – None

6. Chairman's Report

- a. **Discussion** – Chairman Wetowitz mentioned the Seymour Housing Authority is still interested in speaking with the committee about LoPresti School.

7. Skate Park Committee's discussion with our committee regarding their concerns, take action as necessary

- a. **Discussion** – Mr. Horbal and Mr. Kearns were present from the Skate Park Committee. Mr. Horbal explained the history behind the reason for the skate park needing to be relocated and how they had been initially directed to the 20 Pine Street lot as a location. They have received an \$187K grant from the state. Mr. Kearns distributed drawings of the proposed park. Mr. Horbal further explained that his committee was at the point where it needed to move forward. The BOS had informed their committee to consider alternative sites as well since our committee had not yet determined the disposition of the 20 Pine Street building. They are currently doing what they can to prepare for the park. Mr. Kearns is ready to apply for additional grants but site specificity is really required in order to do so. Soil testing needs to be conducted and there is a playscape in storage that will also be part of the overall park plan. Mr. Horbal asked whether we could instruct our consultants to determine whether or not we would need the entire ball field area. Mr. Kearns further explained that the skate park would be poured in place concrete. There is hope to add a pavilion and make it a family destination complete with recreational area walking paths. Their committee did look at other locations such as Sochrin, Gary, Chatfield and French parks. They feel that 20 Pine Street is the optimal site. French Park is too difficult to build on and Gary Park they feel is too remote.
- b. **Discussion** – Mr. Sponheimer questioned whether land on Tibbets/Laurel was considered. Was that land for passive recreation? No. Cemetery Road is owned by the state so also is out. Mr. Baker inquired as to how many kids use park now and what % are from Seymour. National studies show 16% of youth will use. Observation of existing park is kids between the ages of 12-16/17. There are 3-5 kids that are regular attendees at their meetings and they have been extremely helpful in the process. Mr. Baker share that he felt the location should not be remote – need to see what is going on. Mr. Kearns shared that his experience having frequented parks like this with his son is that parents will drop kids and then go to other locations in town. A park like this will bring in visitors from other areas. This park will also allow for BMX bike riding so it will be unique. Through community/teen workshops the kids have designed the park not the adults. According to Mike Horbal the features in the park will allow for use by multiple age levels of youth. Mr. Baker asked about parking. Mr. Horbal had large-scale site drawings and pointed the committee to a Phase 2 rendering of an additional dirt area that could be used for parking. Mr. Sponheimer questioned whether there were concerns about piping in the ground. Ms. Magri asked would there need to be a barrier between the homes and park – a natural hedge row. Mr. Uhelsky asked whether or not restrooms were part of the plan – not yet. Mr. Sponheimer asked if the test boring that needs to be done was scheduled yet? No
- c. **Discussion** – Mr. Baker stated that the 20 Pine Street may be most saleable. Mr. Messore asked if the bids were site specific. Yes. Mr. Horbal stated that it would be \$6-7 K for borings and geological results to make sure ground is stable. Mr. Messore stated that he felt that there was ample parking – we could just cut it off and turn the baseball field into parking. He doesn't want to hold up the Skate Park Committee. Mr. Kearns then offered additional details about skate park types. Mr. Baker said that he could see it tying into the economic development efforts of the town with the river being a natural resource. Mr. Kearns mentioned hoping to incorporate exercise stations eventually as well. Mr. Sponheimer likes Fred's idea and believes that the property should stay part of the town. Mr. Baker felt that the town shouldn't give away access to the river. Mr. Messore asked if the Skate Park group was ready to proceed. Per Mr. Horbal

yes they would use the DPW and a geotechnical engineer for borings. Mr. Sponheimer asked what we would need to do to allow them to move forward.

MOTION: To instruct Chairman Wetowitz to recommend to the BOS that the skate park be allowed to move forward as planned as we will incorporate the existence of it into our future plans

Discussion – Mr. Messore feels that we should allow them to move forward as it would be separate from any future sale. Mr. Natzel asked is there were any zoning considerations. Mr. Sponheimer asked if the flood plain were an issue. Per Mr. Horbal with a housing project you would need to be concerned. Looking at the elevation on the map a flood of magnitude would flood Derby Avenue. You can't put Senior Housing in a flood plain but you can put a skate park since it is like a parking lot. Mr. Messore commented on zoning that the town could always grant a variance if needed and any negotiation could include parking, etc. Parking is the biggest issue. Mr. Horbal stated that the park is positioned at the south end of the property and there is 150-170 ft. still remaining open. He further stated that he can email prints if need to the consultant that we chose.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker		X		
Tim Connors				
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore		X		
Wayne Natzel		X		
Dennis Rozum				
Paul Sponheimer	1	X		
John Stelma				
John Uhelsky	2	X		
Paul Wetowitz		X		
Total		7	0	0

8. Discussion of our Committee's recent Board of Finance Presentation, any action they took and take any action as necessary

a. **Discussion** – Chairman Wetowitz reported that initially there was a 2-2-1 vote since the BOF wanted some additional data. Then they approved the funding conditional on his providing some additional data regarding how we had arrived at the \$24K figure. That data was provided to the BOF and on Monday at their meeting they gave final approval for the funds.

9. Discussion of moving Committee's request for a Space Needs and Feasibility study forward, take any action as necessary

a. **Discussion** – Chairman Wetowitz explained that he had spoken with 1st Selectman Miller and we will need to solicit 3 quotes in order to move forward. He then provided the committee with a document for review as the proposal data that we would be submitting to the architectural firms for quote. Some discussion ensued after members had a chance to read the contents of the document. Mr. Messore suggested that we ask for 30 printed plus an electronic copy of the report. Ms. Magri asked that the high school be removed as an area for study for the BOE as it is outside the scope of our charter. Mr. Baker questioned whether the NVHD needed to be

included since they likely would remain at 98 Bank Street. Mr. Wetowitz asked for a motion to allow him to move forward.

MOTION: To direct Chairman Wetowitz to send his document to 3 architectural firms for the purpose of obtaining the required quotes

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker		X		
Tim Connors				
Nicole Klarides-Ditria				
Jennifer Magri	1	X		
Fred Messore		X		
Wayne Natzel	2	X		
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowitz		X		
Total		7	0	0

b. Discussion – Mr. Baker mentioned that he would like to hear from the firms who provide quotes. Mr. Natzel asked if we would just bring in the firm with the lowest price. Mr. Messore suggested that we get the quotes in so that we could prepare any additional questions and award by mid – July.

10. Members discussion regarding the committee’s mission, take action as necessary

a. Discussion – Mr. Messore provided an update to the committee on his discussion with John Ackman of Fishill Properties who owns 100 Bank Street. He had purchased 100 Bank for \$175K and put another \$2 million into it. The building is at 90% occupancy. As a real state firm their ownership focus is on the shoreline. He has no short-term plans or desires to expand here. There was no interest on his part at this time in 98 Bank Street.

11. Public Comment - None

MOTION: To adjourn the meeting at 7:43 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	2	X		
Tim Connors				
Nicole Klarides-Ditria				
Jennifer Magri	1	X		
Fred Messore		X		
Wayne Natzel		X		
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowitz		X		
Total		7	0	0