

Borough of Stonington

Special Meeting

Board of Warden & Burgesses & Comfort Station Committee

Thursday, September 30, 2021 at 4:30pm

Borough Hall

Members Present: Jean Fiore -citizen
 Jim Quinn – St. Mary Church
 Janet McClendon – SVIA
 Amy Nicholas – Burgess
 Jeff Callahan – Warden
 Kevin Rogers – Burgess
 Micayla Hall – Library
 Deb Norman – Business

Other Attendees Present:
 Julia Leeming – Lead architect
 Lise Freitas – Assistant

4:30 Chair Jeff Callahan opened the meeting. Amy made a motion to approve the minutes of the Sept 9th meeting; Jim Quinn seconded. Jean noted that her name had been misspelled several times, and that the description of her discussion of the Wad Square location was not accurate. Callahan said he would correct the misspellings and modify the description.

 Julia gave a thorough explanation of Breck Co.'s detailed construction cost estimate. Please refer to Breck's very comprehensive packet for all the details.

- A security system and hands-free w/c fixtures were not included in Breck's estimate.

Julia intends to ask a local contractor with whom she has worked to provide a second cost estimate. Assuming she has the second opinion before the public meeting on Saturday 10/16, the committee will meet again on either Wednesday 10/13 or Thursday 10/14, depending on when Julia gets the estimate, to discuss and digest it. Jeff Callahan will notify the committee and post the agenda as soon as he hears from Julia.

Size of the building itself was discussed as a cost saving move. Jim suggested making the Station a single unit building instead of 2 separate rooms. The team also discussed deleting the urinals in both areas, which would allow the facility to be somewhat smaller. This will lower the construction cost, but more discussion will need to be had before final decisions can be made.

Julia verified that the water main is on Broad Street, near the site, which will save money on utilities connection.

Julia then went through her proposed presentation for the public information session on October 16th. She has seven drawing to present and discuss, beginning with the rationale for locating the facility on Wad Square. Micayla offered to provide a screen, projector, and laptop so that Julia's graphics can be seen by all. Julia will have 50 copies of a handout consisting of drawings A1, A3, and A5. Jeff will ensure that the agenda for the October 16th special warden & burgesses meeting has the public info session near the beginning of the meeting.

Before closing the meeting there was discussion of rehabbing the existing bathrooms at the water pollution control facility near the Town Dock instead of building new ones at Wad Square. Julia presented images from the Town GIS system that show the elevation levels at the plant. She explained that the floor of the existing bathrooms is about 4 feet below ground level, putting them about two feet above sea level and some 16 feet below BFE (base flood elevation). Jeff pointed out two other factors that make this approach problematic: (1) the Borough doesn't own the sewer plant, and the Town would have to approve putting the bathrooms in there. Further, as the building owners, the Town would have to go before Borough P&ZC to seek approval for the project. (2) the sewer plant bathrooms are in an uninviting location and are farther from the Water Street business district than is the site behind the library. These points will be made if this subject comes up at the public meeting.

The meeting adjourned at 5:55pm.

Respectfully submitted,

Kevin Rogers, Secretary

October 5, 2021