

TOWN OF NEWINGTON  
MILL POND PARK POOL PROJECT BUILDING COMMITTEE  
SPECIAL MEETING MINUTES  
August 2, 2021, Zoom Event

2021 AUG -4 AM 9:27

  
Town Clerk

- I. Call to Order – Chairperson Donahue called the meeting to order at 5:30 PM.
- II. Roll Call – Members present: John Donahue, Chairperson; Carol Anest; John Bachand; Jay Bottalico; Garrett Havens; Philip Knowlton; and Don Woods. Others present: Michael Fortuna, TLB Architecture; Bill DeMaio, Superintendent of Parks and Recreation; James Krupinski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Discuss Master Plan – The Chairman stated that some questions had arisen about the plan since the last meeting. Mr. Baron asked about the architectural fee. Mr. Fortuna replied that the architectural fee is in the soft cost estimate. The design contingency is included in the cost of each line item. There are no hazardous materials included in the estimate, but no hazardous materials were uncovered in the geotechnical assessment. Mr. DeMaio added that there might be some asbestos wrappings, but there isn't much. Mr. Fortuna stated that this is a seasonal building. You do not typically find a lot of hazardous materials in seasonal buildings. Mr. Bachand asked about lead paint. Mr. Fortuna responded that sometimes PCBs are found, but with what has been replaced at this building, you shouldn't have PCBs. Mr. Donohue stated that he had received a letter on traffic concerns. Ms. Anest said that the previous Town Manager had a traffic complaint about the Town Hall project and got the trucks to go the opposite way. If the trucks go away from Willard Avenue on this project, the traffic should be fine. Mr. Bachand asked about the reason for the fence by the pond. Mr. Fortuna thought it was for the summer campers to use. Mr. DeMaio said he thought it was there to serve as a gathering place.

Mr. Bachand spoke about open space. The project was originally described as gaining open space. He did not feel that was true, when you look at the size of what was being eliminated. It is not fair to say that we are gaining open space. He is concerned about the limited amount of open space and the total space identified. Practically, only about half of that space is available. Mr. DeMaio noted that the baseball field is not considered open space. Where the whole pool area is right now could be used (and be very nice) during the fireworks. This project would open up the space that is currently behind the pool. The pond is the mecca for the park. Better accessibility is needed for the bathhouse. You are also adding a splash pad. Mr. Knowlton felt that the Committee can agree that the Town is desperate for a splash pad.

Conversation shifted to long term goals and comparisons with Churchill Park. Mr. Bottalico then asked if the Committee had heard from the Save Mill Pond Park people. Mr. Donohue said that he had exchanged phone messages with one person but did not think

that they were part of Save Mill Pond Park. Councilor Anest noted that the soccer fields were an issue previously and that nothing was being considered for the soccer fields now. Mr. DeMaio spoke about federal funds the Town is receiving. Mr. Bottalico asked if the extended usage of the Mill Pond pool would make for easier programming? Mr. DeMaio responded that it would provide for more flexibility, not necessarily make it easier. He felt that the more time you have, the better off you will be. Mr. Bachand asked if the solar panels on the roof allowed for extra time, and if so, how many extra days would there be? Mr. DeMaio stated that he could not foretell when the sun would be out. With solar panels, the pool will probably be open from April to late September or October.

Councilor Anest told the Committee that the project would be on the Town Council agenda for its August 10<sup>th</sup> meeting for presentation (by Mr. Fortuna and Mr. DeMaio) and discussion. The project could go out for referendum in November or at a special election. Mr. Bachand asked if a simple majority was needed to move it forward and was told that was correct. Mr. Krupienski noted that if the project was approved by the Town Council by September 3rd it could be on the November ballot or on a separate ballot. There needs to be a public hearing first. Mr. DeMaio stated that if it is a separate ballot, the referendum could even be as early as the first or second week of October. Mr. Woods asked if, even though it was unlikely, would spending the federal funds received on the project require a referendum? Mr. Krupienski felt that the \$975,000 requirement was for bonding and notes, not for money from the federal government. Mr. Bachand's opinion was that anything over \$975,000 still has to go to referendum. Mr. Krupienski reminded the Committee that this federal money was a grant, not bonding and notes. Councilor Donohue said that the Town Council would ask for an opinion, for any project in general. Councilor Anest said that she would ask at the Town Council Agenda setting session.

- V. Any Other Business Pertinent to the Committee – None.
  
- VI. Public Participation – None.
  
- VII. Comments by Members – None.
  
- VIII. Adjournment – the meeting adjourned at 6:12 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services