Rink User Committee for Design and Planning
Meeting Agenda
August 18, 2021
11 a.m.
Town Hall Meeting Room, 1st Floor

1. Review of rink siting and costs*

2. Review of replacement rink building requirements and space breakdown*

3. Additions to FAQs and one-page Fact Sheet*

4. Background for marketing plan: review of ice use and customer list*

5. Public comments

6. Approval of minutes of July 21, 2021 meeting*

7. Adjournment

*reference documents attached

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.
<table>
<thead>
<tr>
<th></th>
<th>Options A and B</th>
<th>Option F: Build on existing footprint</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>With temporary rink</td>
<td>Without temporary rink</td>
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<tr>
<td>Rink construction</td>
<td>16,970,000</td>
<td>16,970,000</td>
<td>Estimate from KG+D study, 2019</td>
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<td>Foregone revenue</td>
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<td>16,970,000</td>
<td>1,764,000 Three seasons' revenue, based on FY 2020</td>
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<tr>
<td>Avoided expenses</td>
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<td>(1,464,000) Three seasons' expenses, based on FY 2020</td>
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<td>Cost to procure ice for GHS</td>
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<td>450,000</td>
<td>311,250 Three seasons' costs, with 25% premium</td>
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<tr>
<td>Cost to build temporary rink</td>
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<td></td>
<td>Estimate</td>
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<tr>
<td>Cost to erect and take down temp. rink</td>
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<td></td>
<td>Estimate, three seasons' costs</td>
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<td>Total cost</td>
<td>16,970,000</td>
<td>21,170,000</td>
<td>17,581,250</td>
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**Outcomes for:**

- Figure skaters: good, mediocre cancelled for 3 years
- Public skaters: good, mediocre cancelled for 3 years
- GHS: good, mediocre adequate, but expensive
- Greenwich Skating Club teams: good, mediocre, expensive, impairment
- Greenwich Cardinals Youth Hockey: good, mediocre catastrophic
- Overall outcome: good, mediocre and expensive very poor

Conclusion: building on existing footprint adds very substantially to cost or provides a very poor outcome. Option F should be avoided. Options A and B provide a much better outcome for the Town.
**Replacement Rink Building Requirements**
The Town formed a Committee to determine what functions a new rink building should contain and how this building will be utilized. The intent and function of the new ice rink structure that are to be included are described below:

The goal of the replacement is to provide the community with a functional and modern skating rink that can be utilized for organized hockey and instructional/recreational skating at a minimum size of 40,000 square feet.

The new building must have a fully integrated heating, ventilation and mechanical dehumidification system that is energy efficient. The enclosed rooms within the rink building such as locker rooms, restrooms, offices, etc., are required to be independently controlled for heating and cooling. At this time, it has not been determined whether the ice will be available year-round. (Currently the rink operates between September and March.) The building should be designed to allow for year-round ice or possibly using the rink surface for other recreational programs during the summer. Therefore, air conditioning of the buildings open space should be considered as an option.

It is understood that the new building will have increased utility costs associated with its operation, but the architect and engineers must incorporate every possible design technique to keep the overall annual energy expenses in check. Exclusive use of LED lighting and thermal insulation and high efficiency operational equipment will have an impact that is not currently realized in the existing building. The architect and engineer must also consider applying sustainable energy systems such as roof mounted photovoltaic solar panels as part of its design. (This system could be installed through a Power Purchase Agreement, PPA, with an independent provider of the Town’s choice.)

Besides the exterior design of the building, a major concern of this project will be the interior aesthetics and finish surface products, which are extremely important to the Town to ensure the maintenance and durability of the finished building.

The architect must also realize that there is a limited amount of available staff to perform both custodial functions and to manipulate venue changes. The design must keep this in mind as well as provide enough space throughout the building to facilitate simple room setups as required.

Beyond the requirements of the specific functional areas, the new building must meet all current building, fire and safety codes.

**SKATING SURFACE** – The ice surface will 200’ x 85’. Poured concrete subsurface, with floor heave protection loop. Uniform refrigeration pipe layout with HDPE pipe and fusion welded connections. Refrigeration media to be propylene glycol with dual water-cooled compressors. Cooling towers to be closed loop type equipped with dual speed fans.

Dasher boards to be a 42” tall aluminum framed self-supporting system. Dasher boards to be finished on both sides with ½” stressed relieved high-density polyethylene and topped with ½” high density polyethylene cap rail. The ice side will have an 8” tall ¼” high density
polyethylene kick plate. The dasher board upper shielding will be clear viewing panels of vertical aluminum gasket framed tempered glass or acrylic panels ½” or ⅝” thick. Upper shielding will be 46” tall on sides and 66” tall on the ends. Provide enclosed team benches (2), team penalty boxes (2) & scorekeepers box as well as several access points to ice for open skating and Zamboni.
Approximate square footage: 17,000 sq. ft. minimum

SCOREBOARD – Provide a primary and secondary scoreboard typical for hockey play to be controlled from the scorekeeper’s booth.

TEAM LOCKER ROOMS, Type A – Qty. (4) These four locker rooms are to accommodate 23 – 36” x 24” individual open bay lockers. Locker dividers are to be wall hung thermal plastic partition with interior high shelf with 120 v outlet and hooks. Provide continuous wood bench in front of all lockers. Room to be equipped with white board.
Approximate square footage: 1,150 sq. ft. minimum each.

LOCKER ROOM RESTROOM/SHOWER, Type A – Qty. (2) Each set of two (2) team locker rooms as described above will have access to a restroom/shower located in between them. Provide four (4) private rooms with doors that contain a toilet, sink and shower with an area for changing (this would be similar to an ADA designed Family Restroom). Also provide custodial cleaning closet with slop sink and location for mop, ringer and supplies.
Approximate square footage: 570 sq. ft. minimum each.

TEAM LOCKER ROOM, Type B – Qty. (1) This type of locker room is to accommodate 12 – 36” x 24” individual open bay lockers. Locker dividers are to be wall hung thermal plastic partition with interior high shelf with 120 v outlet and hooks. Provide continuous wood bench in front of all lockers. Room to be equipped with white board.
Approximate square footage: 600 sq. ft. minimum.

LOCKER ROOM RESTROOM/SHOWER, Type B – Qty. (1) This type of restroom/shower will be adjacent to and have access to Locker Room, Type B as described above. Provide two (2) private rooms with doors that contain a toilet, sink and shower with an area for changing (this would be similar to an ADA designed Family Restroom). Also provide custodial cleaning closet with slop sink and location for mop, ringer and supplies.
Approximate square footage: 200 sq. ft. minimum each.

OFFICIALS LOCKER ROOM – Provide locker room with adjoining toilet and sink for use by officials. Room to contain six (6) 20” x 20” full height metal lockers. Provide wood bench in front of lockers.
Approximate square footage: 115 sq. ft. minimum each.

SPECTATOR SEATING – Provide bench type spectator seating with proper view angle to ice. The bottom of the row of seating to equal top of the 42” dasher board. Include integrated ADA seating along with spectator accessibility to seating. Seating area to have adjacencies to public restrooms, lobby, eating area, etc. Interrelate amount of seating provided with Planning & Zoning parking requirements. Current spectator seating capacity 624 seats.
Approximate square footage: 2,700 sq. ft. minimum

**EVENT SPACE** – Medium size room to support events and meetings and will hold approximately 30 people with tables and chairs. Provide storage closet for chairs and tables. Room to be equipped with retractable ceiling mounted projector screen. The Event Space should be located near public restrooms.

Approximate square footage: 1,000 sq. ft. minimum each.

**LOUNGE** – Enclosed area for waiting parents that will have comfortable seating and room for 4 vending machines. The Lounge should be located near public restrooms. Entire building to be Wi-Fi accessible.

Approximate square footage: 700 sq. ft.

**PUBLIC RESTROOMS** – Centralized interior restrooms for men & women that are fully ADA compliant. Size is to be based on occupancy counts.

**FAMILY RESTROOMS** – Two independent no gender specific family restrooms, fully ADA compliant.

**RINK RELATED SALES, SKATE RENTAL & SHARPENING** – Provide secured area with sales counter to allow for the sale of rink related products and skate rental. Area to be large enough to include small back stock of merchandise and 250 pairs of rental skates. Area also to have skate sharpening machine and work area with proper ventilation.

**CONCESSION** – Provide an access driveway and paved area adjacent to the exterior of the building to position an independently owned food truck. Provide an exterior door with airlock at this location. Provide a fixed building canopy of enough height to clear the food truck that will provide weather protection for customers. The area will be equipped with an electrical connection to power the food truck. There will be no interior food concession.

**SKATER’S LOUNGE** – Provide an open area with a combination of tables and benches adjacent to skate rental and the food truck doors to accommodate visitors to change skates and/or eat. Provide 25 public lockers for the temporary storage of personal items such as shoes, pocketbooks, backpack, etc. Include table, chairs & benches for 20-30 people.

**FIRST AID OFFICE** – Provide first aid room with minimum cabinetry and hand sink. Room to fit examination table with oversize entrance door for gurney access. Room to have independent toilet and sink.

Approximate square footage: 200 sq. ft. minimum each.

**CUSTODIAL AREA** – Provide area for cleaning equipment and building maintenance and supplies. Include a custodial desk.

Approximate square footage: 400 sq. ft. minimum.

**RINK OFFICES** – Provide secure offices and space for the administrative function of the skating rink. This is to include the following items:
A. A main office area to hold four (4) workstations with customer counter.
B. An independent but adjoining ticket booth with fixed ticket window.
C. An enclosed supervisor’s office.
D. Employees locker room with 12 – 20’ x 20’ full height metal lockers.
E. Staff unisex toilet, adjacent to the locker room.
Approximate square footage: 800 sq. ft. minimum

GENERAL STORAGE SPACE – General storage room to provide space for possible summer non-ice related activity.
Approximate square footage: 400 sq. ft. minimum

ELECTRICAL ROOM – Provide secured space for electrical gear and distribution panels. The size of this area to be determined by Building Code, OSHA regulations and designer.

COMMUNICATION CLOSET – Provide secured space for rack mounted wide area network switches, telephone switch and closed-circuit cameras: 100 sq. ft. minimum

SPRINKLER ROOM – Provide secured space for fire sprinkler controls.

MECHANICAL ROOM – Provide secured space for mechanical equipment and piping to operate rink. The size of this area to be determined by the HVAC and rink refrigeration designer and include both rink refrigeration and any additional building HVAC equipment such as air conditioning and dehumidification.

ZAMBONI ROOM – Enclosed garage space to house and maintain Zamboni. Overhead door to both rink and exterior with accessibility for transport. Room to contain secured ice dump pit with drain and oil/water separator connect to sewer.
Approximate square footage: 700 sq. ft. minimum each.

DUMPSTERS – Provide secure area for dumpsters that are accessible for pick-up.

LOBBY – Open and welcoming main entry and lobby area.

EXTERIOR FRONT ENTRY/VEHICLE DROP OFF & HANDICAP PARKING- Creation of a street presence for the building that includes a vehicle drop off & pick up and handicap parking spaces.
Ice Surface - 200 feet by 85 feet = 16,270 sq ft
Rink Circulation, Team Benches and Penalty Box= 4,130 sq ft
Total Ice Rink Area= 20,400 sq ft
Locker Room Type A (1 of 4) 23 Lockers

36 x 24

Minimum 1150 Sq ft

23 Lockers at 36 x 24
Drinking Fountain
White Board
Outlets at lockers

Locker Room / Restroom/ Shower Type A (1 of 2)

570 sq ft Lav area

70 sq ft per (typ)
Locker Room Type B 12 Lockers

Minimum 600 sq ft

200 sq ft Cav area

Officials Locker Room

45 sq ft

70 sq ft
Event Space

750 sq ft

30 Persons
Tables and Chairs
Screen / Projector
Sound System

Storage for Tables and Chairs
250 sq ft
Rink User Committee for Design & Planning
FAQ: Consideration of Alternative Rink Sites

Have alternative sites for the rink been considered?

Many alternative sites which have been considered. To build a modest rink with the required parking, building setbacks and road access requires a site of about 5 acres at a minimum. Many possible alternative sites are too small.

The rink could not be built at Greenwich Point. Greenwich Point is in the Coastal Overlay Zone and is subject to flooding. Since only a portion of the Point is connected to the Town’s sewer system, a rink would require the excavation and creation of a separate septic field. Because of the Point’s low elevation, a septic field of this size is impractical. The rink’s opening hours in the evening would conflict with the opening hours of the Point, which closes at sundown. A rink at this location would also conflict with the preferences and goals of the Greenwich Point Conservancy, and with the citizens’ use of the Point for passive recreation at this unique waterfront location. The road access to the Point is already undersized for peak use and the creation of a rink would make for heavier traffic thru the nearby residential area.

The Eastern Greenwich Civic Center site totals 13.22 acres. The Civic Center replacement building site was restricted to the southernmost acreage of the total property. The 4.5 acre building site is totally consumed by the new building, access roads, parking lot and storm water control devices. The remaining 8.72 acres of the property are the athletic playing fields which are not part of the Civic Center Replacement project. A large portion of these fields are identified as “wetlands”. The project has received Municipal Improvement Status and Final Site Plan approval from P&Z. The construction funds have been appropriated in the current year budget (FY 2022).

The Horseneck Parking Lot is 2.2 acres and currently supports 303 Metro-North commuter parking spaces. Construction of the rink at this location would need to incorporate both the rink parking requirement and replacement of the commuter parking spaces. The Horseneck Lot is in a Coastal Overlay Zone and an AE11 Flood Zone. The P&Z regulations require that the first floor of a building such as a rink would have to be elevated one foot above the base flood elevation of 11. The Horseneck Lot sits at elevation 10. Thus the building would be required to be constructed 2’ above current grade. Further, the soil conditions in the area are such that pilings will be needed to support a structure like the rink building and a parking deck. In addition, this site is crossed by a large, underground 54” sewer force main. Construction would have to avoid building over this line which further limits the available site.

The Island Beach Parking Lot is 2.8 acres and currently supports 447 parking spaces for public parking for Island Beach, Greenwich Avenue and events at Baldwin Park. Construction of the rink at this location would need to incorporate both the rink parking requirement and replacement of the public parking spaces. The Island Beach Lot is also in a Costal Overlay Zone and an AE11 Flood Zone. The P&Z regulations requires that the first floor of a building such as a rink would have to be elevated one foot
above the base flood elevation of 10. The Island Beach Lot sits at elevation 10 and this would require the
building to be constructed 2’ above current grade. Further, the soil conditions in the area are such that
pilings will be needed to support a structure like the rink building and a parking deck.

The cost of constructing a parking deck is typically $25,000 per space. To preserve the current parking
capacity and add capacity for rink parking would increase the cost of building the rink at either of the
Horseneck or Island Beach parking lots by over $10 million.

The Western Middle School property is in the care and custody of Greenwich Public Schools and the
Board of Education, who would have to consent to the alternative use for a rink. The School property is
22.09 acres which are devoted to educational use. Connecticut created strict new laws governing school
safety after the Sandy Hook tragedy. These enhanced safety requirements would make it difficult or
impossible to build and operate a municipal public rink at a school property.

Use of the Pinetum/Pomerance/Tuchman property for a rink would conflict with the intended use of this
property as forested greenspace for passive recreation. If a rink were to be sited here, it would likely
have to be on the Orchard Street or western side of the property, which is a dense residential area. The
parking and road access are not suitable for the vehicular traffic to a rink.

The ballfield behind Town Hall is not a suitable site. This is one of the Town’s six full-size baseball
diamonds. According to the Field Study, the Town has a shortage of full-size diamonds, which are in
high demand. The need for parking and public access near busy Greenwich Avenue would also conflict
with parking and vehicular access to a rink behind Town Hall.
Town of Greenwich Rink Replacement Project

Greenwich’s skating rink was built as an outdoor rink in 1971 and was designated as the Dorothy Hamill Skating Rink in 1976. The rink is on Sue Merz Way in Byram on a site bordered by Western Jr. Highway. The rink serves thousands of users each year: figure skaters, public skaters, youth hockey groups for boys and girls, and men’s and women’s teams from Greenwich High School. At present, the 50-year-old facility has a number of fundamental and critical issues, notably substandard ice size and inadequate, aging, and non-code-compliant equipment, building systems and fixtures. The Town intends to build a new, high quality single rink facility on the property capable of serving Town users for the decades to come.

The public, Town-owned site of 13.4 acres also includes the Strazza Field baseball diamond, a parking lot, a playscape, swing set, the Eugene Morlot Memorial Park, a wooded area and a grassy hillside. The Eugene Morlot Memorial Park consists of 13 trees and a flagpole, each with a commemorative plaque. The Morlot Park was dedicated on Veterans Day 1989 in memory of alumni of Byram School who lost their lives in World War II, Korea, and Vietnam. When the new rink is constructed, the Morlot Park will be preserved in its present location.

Information about the rink replacement project is at the webpage [www.greenwichct.org/rink](http://www.greenwichct.org/rink)

In the approved budgets for fiscal years 2020 and 2021, the Representative Town Meeting and Board of Estimate and Taxation voted to provide funds to retain architects to develop preliminary plans for the new rink. After a competitive selection process, SLAM Collaborative of Glastonbury, CT was chosen to as architects to design the new facility. A preliminary schedule of milestones for the project is:

<table>
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<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Pre-application to Planning &amp; Zoning Commission</td>
<td>September-October 2021</td>
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<tr>
<td>Preparation for submittal for M.I. and Land Use process</td>
<td>January 2022</td>
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<tr>
<td>Budget request, appropriation for completion of design</td>
<td>February - May 2022</td>
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<tr>
<td>Board of Selectmen consider Municipal Improvement (M.I.) status</td>
<td>June 2022</td>
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<tr>
<td>Creation of Public Private Partnerships</td>
<td>2022</td>
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<td>M.I. application to P&amp;Z</td>
<td>September 2022</td>
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<tr>
<td>Budget request, appropriation for construction</td>
<td>February - May 2023</td>
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<tr>
<td>SLAM completion of construction drawings</td>
<td>August 2023</td>
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<tr>
<td>RFP for Construction</td>
<td>September 2023</td>
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<tr>
<td>Commencement of construction</td>
<td>December 2023</td>
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<tr>
<td>New rink opening</td>
<td>Fall 2025</td>
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The First Selectman has created a [Rink User Committee for Design and Planning](http://www.greenwichct.org/rink) to act as community liaisons and to assist in planning the project. This Committee meets monthly, and public participation is encouraged.
### 2019-2020 Ice Master Schedule

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<th>Sun, 3/15</th>
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**Total sessions** 120 166 200 162 155 146 67 1016
Chairman Bill Drake called the meeting to order at 10:05 a.m.

In attendance: Committee members Nick Macri, Liz Eckert, Sue Snyder, Rich Ernye, Bill Drake.

Project management team members: Joe Siciliano, Alan Monelli, Steve O’Hurley

SLAM Collaborative: Rick Bouchard

Public and RTM: Roz Nicastro, Lucia Jansen, Dean Gamanos, Leslie Yager, Bill Kelly, Syl Pecora Sr., Don Sylvester, Karen Popp, Alex Popp, David Wold, Richard Nemetz, Clare Kilgallen, JoAnn Messina, Joe Kantorski, Molly Saleeby

1. Consideration of motion offered by the representative of the Byram Veterans to dissolve this Committee and create new Committee with representation from ballplayers, McKinney Terrace residents, RTM D 3 and D 4, others

Mr. Drake indicated that with only five members present the Committee lacked a quorum and therefore would take no votes. He indicated he received a proposed motion the previous evening by email from Liz Wold. He noted her proposed motion was inadmissible because the items on the agenda had been set earlier in compliance with the Freedom of Information Act which required the agenda to be established 24 hours before the meeting, and because the proposed motion was not from a Committee member. Mr. Macri made the following motion, which was seconded by Ms. Eckert: “That the current Rink User Committee For Design and Planning be dissolved and a new committee be formed called the Eugene Morlot Memorial Park Committee For Design and Planning with a more balanced representation to include officers of the BVA
BNA or their designate, representatives from the Greenwich Baseball Community, RTM District 3 & 4, residents of McKinney Terrace.”

Mr. Drake read the following email from Town Attorney Barbara Schellenberg:

*Bill, As a follow-up to our recent telephone conversation, I am confirming that I do not think the Skating Rink Committee has the authority to dissolve itself and form a new committee. The Office of the First Selectman created the Skating Rink Committee with specific goals and tasks to accomplish, which do not include the power to dissolve. Accordingly, I believe only the Office of the First Selectman has that authority.*

*Please let me know if you have any additional questions or concerns.*

*Best, Barbara*

Discussion ensued.

2. Mr. Drake then made the following motion, seconded by Ms. Snyder: “This Committee shall listen to and take into consideration comments and suggestions by all parties, including ballplayers, McKinney Terrace residents, RTM D 3 and D4.”

Discussion ensued.

3. Consideration of options A-E previously presented by SLAM

Mr. Drake summarized the Committee’s observations in the previous meeting: Since Options C, D and E would require a longer utility run to the west side of the site which was estimated to cost $1,100,000 more than Options A and B placing the rink on the east side of the site, those three Options were not preferred. Mr. Parisi, the Babe Ruth baseball director and frequent user of Strazza Field indicated that the field orientation in Option A was preferable to B. Mr. Bouchard made comments and displayed Option A and other slides. Discussion ensued.

4. Mr. Monelli indicated a preliminary schedule/calendar for construction and for operation of Rink and Strazza Field will be created.
5. A Zoom meeting with Byram Neighborhood Association is planned for July 26 at 7 pm.

6. Scheduled future meetings:
   a. Byram Veterans – possible dates: July 22 or 29, or August 10, 11, 12, 16, 18, 19
   b. RTM District 3 - October 21 7.30 pm
   c. RTM District 4 – September 22 8.00 pm

7. Public comments

Mr. Nemetz suggested that the present rink be fixed, and Strazza Field not be improved.

Mr. Kelly stated the Committee was not representative and recommended the Committee be dissolved and re-created.

Ms. Saleeby requested the cost to replace the current rink on its present footprint and a comparison of that cost to Option A.

Mr. Sylvester asked to keep the rink where it is and stated that the 13-acre site is designated parkland.

Mr. Kantorski asked for cost estimates of the Options.

Mr. Popp asked to rebuild the current rink and improve the Memorial Park. He suggested putting the rink elsewhere, such as the Island Beach parking lot.

Ms. Messina asked how many mature trees will come down.

Ms. Kilgallen indicated that similar to New Lebanon School, the design and planning stage has been underway and takes time for the various options to be understood and considered.

Mr. Gamanos asked if the construction requires 15 months.

Ms. Jansen indicated that the Committee was not representative and indicated that winter-season rinks do not need air conditioning.

Mr. Wold asked to see SLAM’s “winning” bid in the RFQL in September 2020.
Mr. Pecora asked for formal designation of the Morlot Park among the Town’s parks. Mr. Drake agreed and committed to undertake this.

Ms. Nicastro asked some questions of Mr. Monelli.

Discussion ensued among the public, the Committee and Mr. Bouchard.

8. The meeting adjourned at 11:44 a.m.