



Board of Parks & Recreation  
Meeting Minutes  
March 28, 2018

*Please be advised that these minutes are in DRAFT form and will not become "Public Record" until they are formally approved by the Board of Parks and Recreation at their next regularly scheduled meeting planned for April 25, 2018.*

**Board Attendees:** Frank DiVincenzo, John Hartwell, Kirk Schubert, Tom McGarrity, Rick Loh, Gary Dell'Abate, and Scott Johnson

**Staff Attendees:** Joe Siciliano, Susan Snyder, and Tom Greco

**Ex-Officio Attendees:** Barbara O'neil

**Guest Attendees:** Leslie Yager, Dean Gamanos, Bill Drake, and Karen Fassuliotis

- I. Mr. Dell'Abate called the meeting to order at 6:30 p.m. in the Keegan Conference Room. A motion made by Mr. Johnson seconded by Mr. Schubert to approve the Board Minutes from the February 28, 2018 meeting. 6-0-0

II. Greenwich Point Master Plan, Tom Greco

Mr. Greco clarified that the outcome of the report is a collection of recommendations for the improvements for Greenwich Point. Mr. Greco reviewed the attached document (**Attachment A**).

Mr. Siciliano added that the Greenwich Point Conservancy is in the fundraising phase for the Chimes Building. There will be a committee in place to discuss the features of the building. Mr. Dell'Abate inquired if there will be naming rights. Mr. Siciliano replied that it may be a possibility.

Mr. Siciliano stated that the recommendations will be evaluated going forward; the report provides direction on capital and operational improvements.

Mr. Johnson stated if approached realistically with a knowledgeable group of agencies, this will work out great, similar to the Plan of Conservation and Development, POCD.

Mr. Siciliano added that the recommendations can be validated and transformed to something that will be used to secure funding and ultimately produce work.

III. Director's Report, Joseph Siciliano

Mr. Siciliano stated that he toured the golf course and it is still wet with frost. He was hopeful the course will open before Easter, however it is not going to happen, weather permitting, it will open next week.

Mr. Siciliano advised that the lease for the AT&T cell tower at the Griff is on the RTM agenda this month as well as a generous gift from Green Fingers Garden Club of a pollinator garden at the Byram Park old pool site.

At their meeting, the BET conditioned to release money for the Central Middle School field. Mr. Siciliano reported that he has been talking with Lori O'Donnell at the Board of Education, BOE about forming a committee of staff that will drive the consultant's report.

Mr. Siciliano reported that he has put together a field analysis template that he will use for all major capital projects on fields. The template is not just for P&R, but he is hopeful it will also be adopted by the Board of Education, BOE. This process will be uniform and satisfy the questions that will be generated.

The goal is to work the template to produce information for a 30% design plan that includes information for a natural turf field, synthetic turf field and lighting for both, traffic analysis, soil analysis, impact of play, scheduling, etc. There will be meetings held to build consensus among various groups before the funds are requested. Many projects get derailed because the collection of information is not complete, this template will aid in providing the completed information.

Mr. Siciliano reported that the Town Party can accommodate a maximum of 8,000 people. General admission tickets go on sale April 5.

Mr. Siciliano also reported that the Wine and Food fest will be coming back in the fall.

**IV. Lia Fail Way, Frank DiVincenzo**

Mr. DiVincenzo reported that Aubrey referred him to a structural engineer, he has an appointment next week to work on a site plan which he will share with the Board.

Mr. Siciliano stated that he will talk with Katie Deluca to seek advice on how to proceed.

Mr. DiVincenzo stated he'd like to see the columns go up and then finish the landscaping portion of the project.

Mr. Siciliano suggested getting other gardening groups involved in the landscaping portion.

**V. Field Sub Committee, John Hartwell**

Mr. Hartwell reported the Committee will meet next week. Ms. Snyder added that there are 3 new applications for new user groups.

**VI. Eastern Greenwich Civic Center, EGCC, Susan Snyder**

Sports Facilities Advisory, SFA will be in Town next week April 3 and 4. On the morning of April 3, they will meet with staff to tour the existing facility and ask questions on operations, history, etc., in the afternoon on the 3<sup>rd</sup> and the morning of the 4<sup>th</sup> they will meet with stakeholder groups. Also on the 4<sup>th</sup>, SFA will tour the market area.

Mr. Schubert inquired what the role is of the committee members. Mr. Siciliano stated that they are in the administrative part of the fact finding.

Ms. Snyder stated she sent an email to the Board inviting everyone to the meetings.

**VII. Dorothy Hamill Rink Sub-Committee, Rick Loh**

Mr. Loh reported that the committee is making progress. The BET passed the budget with the \$30K request for a facilities study still in it. The last hurdle is to go to the RTM in May. Mr. Siciliano added the funds will be appropriated July 1.

Mr. Loh reported that there were two studies done in 2004-2005; current facility evaluation paid for by the Town, and a demand study, funded by the Friends of Hamill Rink conducted that looked at the market area and predicted demand for a new facility. Both studies need to be updated.

The committee discussed conducting some research on future needs with a questionnaire that could go out with the usual mailing. This will help determine how much more demand there might be for ice time. The committee is keeping an eye on the football stadium project and the potential for a bubbled ice surface at the tennis courts for the winter.

Mr. Dell'Abate inquired if there is a plan in the event there was a major failure with the existing ice slab. Mr. Loh stated there are funds in the budget right now which were to be used for the temporary surface during construction that could potentially be used in the event of an emergency; an emergency appropriation would be likely.

Mr. Siciliano advised that temporary ice slabs have come a long way over the years, there are companies that could get us back up and running in a short period of time.

Mr. McGarrity added that if the high school could sustain a championship program, this will bring a new level of interest to the Town and increases interest in a new rink.

**VIII. Unfinished Business**

None

**IX. New Business**

None

**X. Public Comment**

None

**XI. Meeting adjourned 7:30 p.m.**



# Department of Parks and Recreation

## Greenwich Point Master Plan

Greenwich Point is a 147 acre multi-use recreational park on a peninsula extending into Long Island Sound. It offers opportunities for swimming, fishing, boating, water sports, walking, bicycle trails, and nature study. In addition, there are tables and grills for picnicking. Enter the gates and the excitement of open water on each side of the causeway begins the experience.

Beyond the causeway are fine sandy beaches enclosed by sand dunes. Other areas provide habitat and feeding areas for birds and small mammals. A network of paved and unpaved trails are located along the coastline and meanders throughout the woods, marshes, groves, and gardens.

Boat launching facilities are located on the western tip as well as a private yacht club, and boat and kayak storage areas.

Everyday life can be left behind by entry into the Secret Garden. Following a trail from the garden through the woods, would lead one onto the lawn and the Hanging Garden with a panoramic overview of Long Island Sound.

## **Greenwich Point Master Plan – Phase 1**

### **Stakeholder Meetings:**

- Alan Gunzburg – Accessibility Advocate
- Greenwich Point Conservancy
- Friends of Greenwich Point
- Shellfish Commission
- Old Greenwich Yacht Club
- Audubon Society
- Conservation Commission
- Town of Greenwich Board of Parks and Recreation
- Town of Greenwich Department of Parks and Recreation

### **Public Forum Invitees:**

- P&R Customers
- RTM District Residents
- Neighborhood Associations
- Signage at GP, Library etc.
- Semi monthly newsletter
- Town Website

Greenwich Point Master Plan  
 Suggested Capital and Operational Improvements

CC - Conservation Commission  
 BCM - Building Const Maint  
 P/R - Parks and Recreation

Map Reference No.	Description	0-5 yr	5-10 yr	10+ yr	Sponsor	Cost	Comments
1	Assess condition and capacity of gas service lines to south concession building.	X			BCM P&R	NA	No immediate need. Coordinate with DPW. Assessment Only.
2	Assess condition and capacity of electrical distribution to park. Assess all transformer locations. Consider redistribution of service and hardening of all electric service components.	X			P&R BCM	\$30,000	Site assessment by electrical consultant.
5	Assess condition of sanitary sewer service to concession building. Sand and floodwater infiltration needs to be addressed.	X			S, BCM P&R	NA	Annual maintenance and pipe clearing ongoing.
6	Assess need/design/demo for new concession, bathroom and shower building above flood elevation at south concession location.	X			BCM P&R	\$200,000	Assess need before commencing any additional work.
7	Assess condition and location of water distribution system south and west of concession building.	X			P&R BCM	\$30,000	Assess only.
8	Additional shade structure.	X			P&R BCM	NA	Assess feasibility.
9	Assess flow between Eagle Pond and Long Island Sound. Address siltation and capacity to ensure proper flushing of Eagle Pond.	X			CC, P&R WL	?	See Conservation capital request. Regular maintenance required and ongoing.
10	A, B, C, D - Address siltation and degradation of inlets between Long Island Sound and tidal wetlands.	X			CC, P&R WL	?	See Conservation capital request. Regular maintenance required and ongoing.
11	Elevate restroom. Consider sanitary disposal options in flood zone. Renovate restroom: ADA accessibility and lighting.	X			BCM P&R	\$300,000	Clambake location. Consider west restroom design for this location.
12	Reconstruct causeway. Include protected pedestrian and bike path. Consolidate utilities in hardened structure. Consider capacity for two-way vehicle circulation.	X			P&R CC	\$650,000	Operations and capital consideration. Also, see Item 4 and 4A.
13	Consider new restroom and dockmaster building with views to transient dock. Relocate area septic, currently near beach.	X			T P&R	\$50,000	Coordinate with Planning and future of Chimes Building.
13A	Construct new restroom and dockmaster building with views to transient dock. Relocate area septic, currently near beach.	X			BCM P&R	\$900,000	Coordinate with future of Chimes Building.
16	Plan and design for renovation of Chimes Building. Consider public restroom access	X			BCM P&R	\$45,000	Coordinate with Items 13 and 13A.
22	Assess bike and pedestrian access on causeway (2 locations)	X			P&R T	NA	See Items 4 and 4A.
23	Create offshore living shoreline to protect causeway and promote accretion.	X			CC, WL P&R	?	See Conservation Capital Plan request. Create marsh environment.
24	E, F, G - Provide van accessibility (ADA) parking spaces at all shorefront facilities.	X			P&R T	NA	Work by Town of Greenwich.
25	Assess circulation paths, crosswalks, borders and rails, signage and pedestrian, cyclists and vehicular access. Provide vehicular / pedestrian drop-off areas at main beach entry points.	X			P&R, T CC		Work by Town of Greenwich.
25A	Implement path, crosswalk, border and rail, signage and pedestrian, cyclists and vehicular access enhancements. Provide vehicular / pedestrian drop-off areas at main beach entry points.	X			P&R, T CC	\$200,000	Work by Town of Greenwich. Outsourcing of installation to be determined.
29	Address circulation pattern, path and drive sprawl and erosion of landscape at south concession.	X			P&R CC	\$75,000	Combine with south concession building and circulation study. See Items 4, 4A and 6.
30	Consider and install volleyball court for youth camp / recreation use	X			P&R	\$5,000	

Orange - Structure/Facilities  
 Green - Site/Landscape  
 Blue - Shoreline/Coastal  
 Pink - Habitat  
 Grey - Operations

Greenwich Point Master Plan  
Suggested Capital and Operational Improvements

CC - Conservation Commission  
BCM - Building Const Maint  
P/R - Parks and Recreation

S - DPW - Sewer  
T - DPW - Traffic  
WL - Land Use - Wetlands

Map Reference No.	Description	0-5 yr	5-10 yr	10+ yr	Sponsor	Cost	Comments
36	Assess tidal flooding in parking area (at park entry and main parking area).	X			CC P&R	\$15,000	
39	Provide dedicated accessible parking spaces at clambake area.	X			T P&R	NA	Lower and/or upper tier parking opportunities to enhance access to pavilion.
40	Assess risk of flooding across site. Consider on-site flood protection measures inland of tidal wetlands (clambake location).	X			CC, WL P&R	\$25,000	Town pursuing funding for study and protective measures.
41	Assess trail sprawl. Control rampant access through woodlands.	X			CC P&R	\$30,000	Forest management and habitat enhancement strategy as mechanism to deter rampant trail use.
42	Assess need for maintenance drive and emergency access in or near tidal wetlands. Provide for pedestrian access only. Minimal site restoration to complement natural process.	X			P&R, CC WL	\$50,000	
44	Install osprey platform.	X			CC P&R	\$5,000	Install by Town staff or Friends of GPP. Clear growth off of eagle statue, by Town staff.
45	Clear vegetation off Eagle statue on Eagle Pond (when vacant of Osprey)	X			P&R CC	NA	Work by Town of Greenwich staff.
49	Provide enhanced separation between roadway and boat storage.	X			P&R	\$85,000	Assess condition.
51	Address sight lines for public safety. Consider dedicated pedestrian pathways for separation	X			P&R, T CC	\$100,000	Alternative to Items 50 and 50A. Alternative to Item 49.
53	Improve pedestrian connections to Seaside Garden. Open water views from Seaside Garden.	X			P&R CC	NA	Combine with restroom assesment. Work by Town of Greenwich.
54	Enhance wooded pond path at Little Pond with invasive species control, new native plantings, and erosion control.	X			P&R, CC WL	\$75,000	Ongoing. Reveal old roadway pavement for continuation of trail around pond.
57	Roadway traffic calming measures along all roadways (raised crosswalks, speed tables, etc.).	X			T P&R	NA	Consider and combine with park-wide circulation study.
60	Offshore coastal protection Wave attenuation Sand accretion Reef balls 30-40 yards offshore	X			CC P&R	?	See Conservation Capital Plan request. See Item 23.
65	Address Eagle pond edge erosion at Estate wall and miscellaneous locations.	X			P&R, CC WL	NA	See Items 21 and 21A
66	Assess coastal protection. Address compromised portions of shoreline revetment in select areas	X			P&R, CC WL	\$50,000	Critical item for preservation of park shoreline and prevention of coastal erosion. Integrate with salt marsh restoration.

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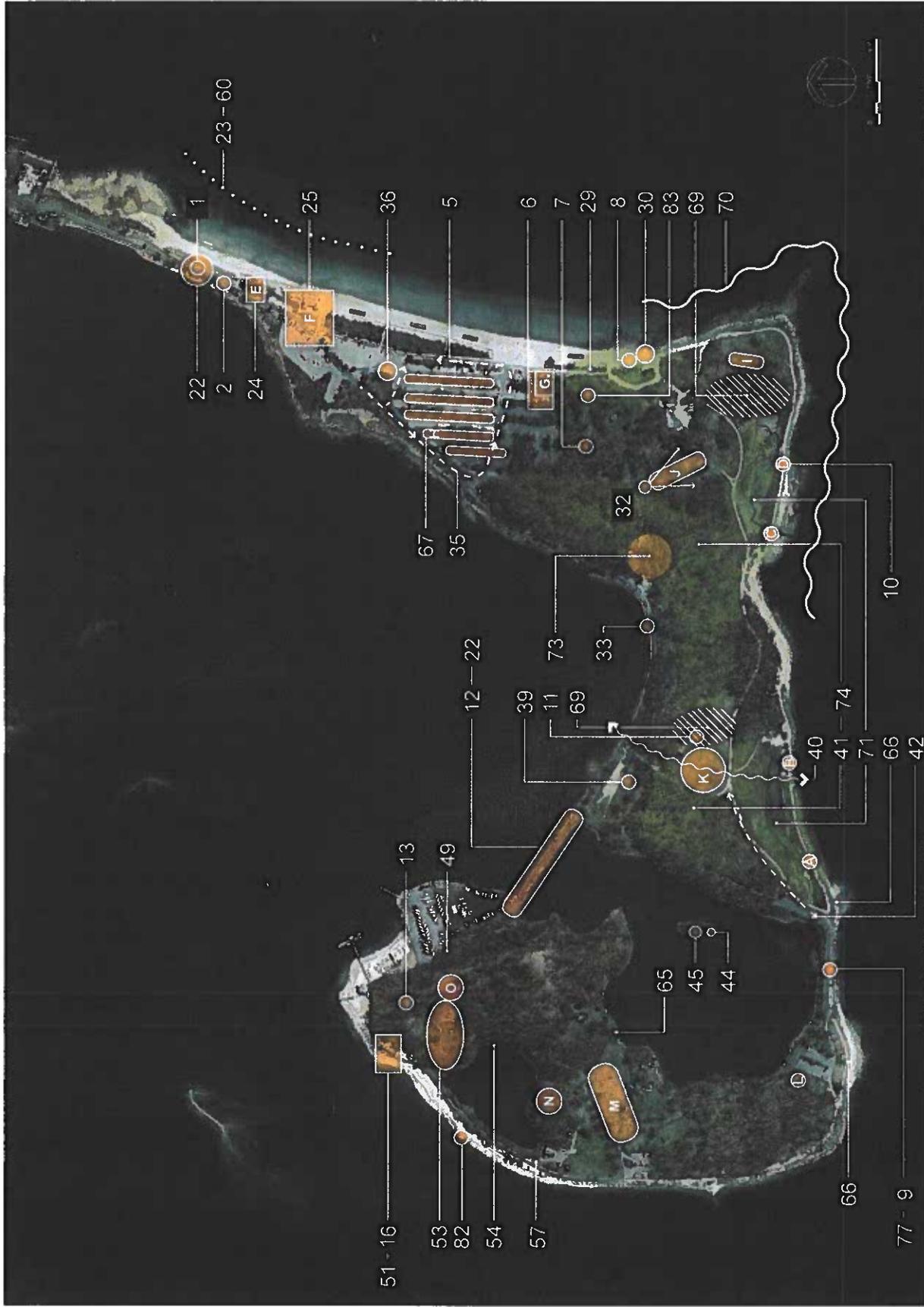
Map Reference No.	Description	0-5 yr	5-10 yr	10+ yr	Sponsor	Cost	Comments
67	H, J, K, L, M, N, O: Potential areas for bird gardens. Parking lot islands. West edge of lawn. Lawn south of memorial. Clambake area. Former equipment staging area. West lawn. Phragmites area. Overflow parking area.	X			CC P&R	NA	Per previous studies and stakeholder input. Coordinate with other park initiatives. Focus work on reclamation of areas currently compromised with invasive species and low value monocultures.
69	Heavily infested with invasive Porcelain-berry and Morrow's Honeysuckle. Mitigate shrublands and remove invasive plants located in wooded areas.	X			CC P&R	NA	Assess and action by Town staff. Coordinate effort with Item 67.
70	Plan and design measures for salt marsh expansion.	X			CC, WL P&R	\$35,000	See Conservation Capital Plan request. Integrate marsh development with coastal protection measures. See Item 66.
71	Reduce impact of maintenance roads and emergency access on tidal wetlands. Expand wetland buffers.	X			P&R, CC WL	\$250,000	See Item 42.
77	Restore and maintain tidal flow between ponds and tidal wetlands. Remove excessive sand deposition within channels.	X			CC, P&R WL	NA	See Items 9 and 10.
82	Study tidal flow at Little Pond location. Assess structure.	X			CC, WL P&R	\$35,000	Ongoing maintenance. Assess and consider upsizing of pipe (currently 1 at 18" diam) and evaluate standpipe and wire.
3	Landscape maintenance of former estate site.	X			See Comments		Coordinate with the Garden Club of Old Greenwich and the Riverside Garden Club.
4	Consider photovoltaic panels on beach shelter roof tops (typ.) and within GPP.		X		CC BCM P&R	NA	Coordinate with Town-wide energy savings and renewable energy initiatives.
16A	Utilities: assess and design to consolidate distribution in park roads, across causeway to south and west end of park.		X		P&R BCM	\$50,000	Include with causeway repair design project.
31	Renovate Chimes Building with public restroom access. Add fitness course and/or fitness area.		X		BCM P&R	\$1,500,000	Coordinate with Items 13 and 13A.
35	Consider one-way circulation (pattern where indicated). Enhance pedestrian and bike circulation. Address pedestrian and vehicular conflicts.		X		P&R	\$70,000	10-12 stations park-wide.
36A	Implement flood prevention measures.		X		CC P&R	\$200,000	Maintain current patterns exclusive of evening adjustments for Yacht Club after hours egress and access. See Items 4 and 4A. Consult with Town emergency personnel for any proposed access and parking enhancements.
37	Assessment and concept plan for enhancement of pathways with level pervious surface with sufficient and consistent width and visibility along north extents of park.		X		P&R CC	\$25,000	Assess elimination of parallel inner woodland path.

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37A	Implement enhancements of pathways with level pervious surface with sufficient and consistent width and visibility. Consider hierarchy and proximity to water.		X		P&R CC	\$150,000	
38	Create freshwater wet depression for environmental and educational benefit.		X		CC WL	\$80,000	Assess ability to maintain integrity of fresh water in coastal environment.
47	Pedestrian-only lower estate driveway. Place pervious surface in lieu of impervious pavement (assess and implement).		X		P&R T	\$175,000	Maintain as alternate vehicle access to west end of park. Assess pavement surface
50	Assess realignment of shorefront drive near Yacht Club; shift to higher ground.		X		T, CC, WL P&R	\$65,000	
55	Design and install landscape buffer at Town of Greenwich service yard.		X		P&R	\$100,000	Native and habitat rich plant palette.
56	Design and implement consolidation of road to expand parking while reducing area of asphalt driveways at west end maintenance building.		X		P&R WL CC	\$600,000	
62	Critical coastal bird habitat. Potential deposition area for coastal dredging		X		CC P&R	\$30,000	Allowance for study. Assess with regulatory authorities and SLR study.
70A	Install measures for salt marsh restoration.		X		CC, WL P&R	\$250,000	Include with shoreline revegetment repair to provide a balanced solution for shoreline protection (hard and soft treatments)
72	Fence select areas to minimize deer browsing and to regenerate understory.		X		CC P&R	NA	Forest and trail management plan. See Item 41.
78	Conservation management area and habitat protection.		X		CC P&R	NA	Consider descriptive language.
80	Create tidal marsh and allow for marsh expansion.		X		CC, WL P&R	NA	See Conservation Capital Plan request. See Items 70 and 70A.
82A	Implement structure repairs for tidal flow improvements.		X		CC, WL P&R	\$250,000	Incorporate marsh development, if feasible.
4A	Utilities: Implementation.			X	P&R BCM	\$200,000	Build into causeway repair project.
6A	Build new concession, bathroom and shower building above flood elevation.			X	BCM P&R	\$800,000	
14	Assess elevation of yacht club building.			X	BCM P&R	\$95,000	Owned by Town. Leased to Yacht Club.
18	Realign driveways for asphalt reduction and enhanced public and service circulation.			X	P&R, WL CC	\$500,000	Assess Little Pond.
19	Consider west end concession with appropriate historic character.			X	P&R BCM	\$350,000	Allowance. Assess overall concession needs at GPP. Consider mobile, seasonal and/or daily operation without a permanent structure as extension of concession operation.
21	Assess wall conditions: foundations, possible settlement and overturning.			X	P&R	\$45,000	

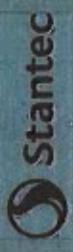
Map Reference No.	Description	0-5 yr	5-10 yr	10+ yr	Sponsor	Cost	Comments
21A	Implement wall repairs.			X	P&R	\$150,000	
40A	Design and implement flood protection measures inland of tidal wetlands (Clambake location).			X	CC, WL P&R	\$250,000	
50A	Implement realignment of shorefront drive near Yacht Club, shift to higher ground.			X	T P&R	\$1,200,000	Coordinate with any Chimes Building or new restroom/dockmaster building design and installation.
66A	Implement coastal protection. Restore shorefront revetment in select areas.			X	P&R, CC WL	\$750,000	Integrate with salt marsh restoration.
7A	Water system upgrade.				P&R BCM	NA	Place utility in Causeway. See items 4 and 4A. New water source under Eagle Pond completed previously.
32	Preserve views from founder's rock.				P&R	NA	Work by Town of Greenwich.
33	Preserve stone columns.				P&R	NA	Historic and traffic calming amenity.
73	Improve holly grove for wintering owls.				CC P&R	NA	Maintain habitat and expand complimentary habitat around perimeter of the grove.
74	Eliminate redundant trails. Remove invasive species in select areas.				CC P&R	NA	Work by Town of Greenwich. See Item 41







**GREENWICH POINT PARK**  
**POTENTIAL CAPITAL AND OPERATIONAL IMPROVEMENTS**  
**10+ YEARS**



03.08.2018