

**Town of Greenwich**  
Board of Selectmen Special Meeting  
July 19, 2017  
10:00 A.M.  
Greenwich Point

**APPROVED MINUTES**

**1. The meeting opened at 9:10 A.M.**

- a. Attendance:
  - I. First Selectman Peter J. Tesei - Present
  - II. Selectman John Toner - Present
  - III. Selectman Drew Marzullo – Present

Also attending several members of the media, including Ken Borsuk and Tyler Sizemore of Greenwich Time; the Greenwich Sentinel and Greenwich Free Press; as well as Alan Gunzberg of the First Selectman’s Disability Advisory Committee, RTM member Peter Berg and resident Joe Dowling.

The First Selectman greeted and welcomed attendees explaining that the Board is reviewing questions regarding the request for a Municipal Improvement referral for a new restroom adjacent to the Chimes Building at Greenwich Point. Among the questions are location and access.

Mr. Tesei introduced Superintendent of Buildings, Maintenance and Construction Alan Monelli; Parks & Recreation Director Joe Siciliano and Steve O’Hurley from the Department of Public Works.

Mr. Monelli said he wanted to correct statement he made at a previous Board of Selectmen meeting. The floor of the restrooms of the Chimes Building is actually cement, not wood. He proceeded to give an overview of the history of the Town’s ownership and work on the building since the Town purchased the park property in 1947. He said that concrete had been installed over the wood floors but has been washed out over the years. The objective is to take the rest room facility out of the Chimes Building and build a new facility above the flood zone so that during a storm, the focus can be on the grounds rather than a facility.

Mr. Monelli said that if the restrooms are build out of the flood zone, one of the concerns is ADA access. The current facilities are not ADA compliant. The new facility also would include the dockmaster’s office for the Old Greenwich Yacht Club. He also said that by removing the restrooms from the Chimes Building, it would provide more flexibility for the Greenwich Point Conservancy which is planning to renovate the building.

Mr. Siciliano said the Conservancy is 1 ½ to 2 years away from performing any work on the building as it is in the fund-raising mode.

Mr. Monelli said the proposed 1,300 square foot building would have a similar look to the Mianus River Boat Club’s dockmaster building. Because of the grade of the proposed location – of one inch per foot, the site is ADA compliant.

Mr. Toner asked how much of the building is being driven by the dockmaster. Mr. Monelli

said none - that relocating the dockmaster office was a bonus because the new location is one foot above the flood zone. He also said the proposal would not be able to be presented to the Planning and Zoning Commission unless it was at least one foot above the flood zone. Mr. Monelli also explained that the path leading to the new restrooms would be marked for handicapped people who use wheelchairs, walkers, canes, crutches. Mr. Monelli said the building must be storm and flood resistant; out of the flood zone and aesthetically pleasing to the park.

RTM member Peter Berg asked whether a general survey on handicapped accessibility was given to park users. Mr. Monelli said that there are federal regulations to be followed and that the Town is trying to make a facility that is usable and user-friendly.


Mr. Siciliano said the Board of Parks & Recreation is creating a Plan of Conservation and Development for Greenwich Point and will make a notation to question stakeholders on accessibility and handicapped accessibility. He said the \$50,000 study will help to identify possible improvements of Greenwich Point. He expects the first meeting to be held within the next two weeks.

## 2. Adjournment

Mr. Toner motioned to adjourn at 9:45 A.M.; seconded by Mr. Marzullo, the Board voted 3-0 in favor.

The next Regular Meeting of the Board of Selectmen is scheduled on Thursday, July 27, 2017 at 10:00 A.M. in the Town Hall Meeting Room.

  
Peter J. Tesei First Selectman

  
Prepared by Barbara A. Heins  
Recording Secretary