



## **EASTERN GREENWICH CIVIC CENTER COMMITTEE**

Parks and Recreation  
Cone Conference Room, 2nd Floor,  
Town Hall Wednesday, December 13, 2018 at 3:30 p.m.

### **Sub Committee Attendees:**

Scott Johnson  
Gary Dell'Abate  
Joe Siciliano  
Al Monelli (by phone)  
Karen Fassuliotis ☐  
Kirk Schubert

### **Regrets:**

Sue Snyder  
Katie DeLuca  
Meg Nolan

### **Community Attendees:**

Jonathan Gorman  
Susan Foster  
Liz Peldunas

### **Meeting Agenda**

Discussion on meeting minutes ☐  
Dan Morten from SFA ☐  
Future meeting dates ☐

The meeting was called to order at 3:45. Gary asked the attendees if there were any objections to the meeting being recorded and there were no objections. The first matter taken up by Gary was the posting of a report by SFA. Gary indicated that it looks like it was a final report by SFA. He said his understanding was that it was a draft report rather than a final report and was this a correct assumption. This question was posed to Sub Committee members. Al answered and said it was a final report. Scott said that members of the committee still had questions and comments regarding the report but that it was submitted and published so it was final but Sub Committee questions and comments remain regarding the report. Karen stated that we had no vote regarding the report and therefore it cannot yet be considered final. Further, the fact that it was posted does not make it final and that it is still subject to comments, edits and revisions. Joe suggested that since SFA had completed the requirements of the RFP, it was final. Gary suggested that since there were additional

questions for SFA and, in fact there was additional Al said work that we wanted SFA to perform, the report is not final. Al said we can't post a draft report. He said the survey was complete and the analysis of the survey was complete. Additionally, SFA wrote a cover letter for the report explaining the Sub Committee felt that the cost of building and maintaining an aquatics facility made such an addition to a traditional Civic Center not viable for the Town at this time. Al stated that Sub Committee did ask about pricing the study of additional amenities. Scott said we want to have SFA up here in Greenwich to have direct discussions and that posting the report was done without the authorization of the Committee. All was sure of the reference to posting and Kirk clarified that the reference was to Ben Branyan posting the SFA report. Scott said it is not bad that the public can read, review and comment. Karen said there has to be a process that is not fragmented. There should have been a cover letter written by the Sub Committee explain that these were the preliminary findings of SFA pursuant to the survey and that it is an ongoing process. Final consensus is important to demonstrate. Joe said the survey is done and that we could stipulate by cover letter that the results these results are preliminary based on continuing review by the Sub Committee. Gary asked about the matter of whether a larger facility could be built and sustain itself financially and that this question, posed in 2017, was not really answered by the survey. Therefore, along with the agreed upon amenities in a traditional Civic Center, could a larger facility that generates income be sustainable. Joe said that the field house was not chosen in the survey. Al discussed his conversations with SFA regarding an indoor turf facility on the order of 11,000 square feet. SFA's suggested that it would be important to have a facility of a size that would attract people to rent and use it. SFA said the minimum size is 14,000 sq ft and that 20,000 sq ft would be more attractive to prospective users. Al said he is working on the A&E RFP and he is including that 14,000 sq ft if we actually do proceed with an indoor field as one of the Civic Center Amenities. Al was asked about getting SFA up to Greenwich to explore the details of the facility amenities including a turf field. He said he would ask if they could come up in early January. Kirk asked how long a demographic study would take to assess whether a field house amenity would be financially viable. Al said 2-3 months. SFA said it would cost \$14,000. Joe said that the Sub Committee would have to vote whether to do that as it would take funding away from other parts of the process. Kirk said he could seek private funds to assist if necessary. Joe said the private donation would have to go through an approval process and take 2-3 months. Scott said it would take time and we can set that aside for the moment. Karen pointed out we would have to get a resolution to accept such funds. Additional funds would come out of the A&E money. Al said the A&A money is tight and he had to request more money in the new budget to complete that portion of the building process. The SFA trip to Greenwich will also come out of A&E. Al wanted clarification on the direction regarding the turf field so he can give SFA clear direction regarding the questions they will face during a meeting in January. Scott said, at this point, we don't know about turf, Scott said to be efficient we need to speak directly to SFA about what will actually work financially. Scott said if a minimum 14,000 sq ft may present financial and design issues. Al said he will be giving the architects the parameters of the dimensions of the location and the list of amenities favored by the community through the survey. He said he could ask about the

possibility of adding a turf field house to see whether that is even possible within the physical constraints of the site. Karen said take the wish list and let the architects assess whether these amenities could be added. Joe said based on experience, take the amenities with attendant desired sq ft with each and let the architects work through them to get something on the table that we can use. Karen asked about public input before we go to the architects to get full assessment of the viability of all amenities chosen in the survey and through public comment. There seemed to be a consensus to include public comment in the amenities forwarded to the architects. Karen said regarding the timing, how would we proceed with a schedule. Gary said the first thing is getting SFA up here and then have more public comment. Al said we want some resolution to the turf filed question. Al said there would be a 8,000 sq ft basketball court with wood floor that wood allow multiuse, event space 5,400 also multi use, 600 sq ft kitchen area that allows prepared food to be brought and heated, this would include sink, refrigerator, delivery access, meeting rooms with space, OGRCC offices. Building will meet all Town construction requirements. Al mentioned other site requirements such as parking, wetlands and drainage requirements. Scott said that P&Z plays an important role in going forward and as such, can we get a view on whether the amenities already discussed are, in fact, possible. Al said P&Z cannot let us know about this yet as requirements such as parking will be filtered through real time planning of events. The building code and zoning will take the worst possible condition such as two large events at the same time. Joe added that if we took all the Byram Park amenities at once, we would never have enough parking spaces so this becomes a function of planning. Scott understood this but there are certain things that we know now that will help planning. All said without a design, P&Z cannot yet help us and should wait for the architects to presentation. Gary then asked Al for dates for the SFA meeting by middle of January. Karen said January is a must because she will be focused on the Town budget as a BET member beginning in February. Scott said when would the best time be for a public comment meeting. Gary asked if he could have a copy of the list of amenities that Al has prepared in the context of the survey and Sub Committee input. All said fine. Gary suggested we shoot for late January to schedule the public comments and this was generally agreed. Meeting was adjourned at 4:30PM.