PUBLIC SITE AND BUILDING COMMISSION PUBLIC MEETING

September 8, 2022 – 5:00 PM

Note: This meeting was held remotely by Zoom

MINUTES

ATTENDANCE:

Joe Strickland, Chairman	X_
Russ Blair	X_
Kevin Huelster	X_
Ed Kowalcyk	X_
Lisa Mockler Taylor	
Joe Vallone	X_
Richard Vornkahl	
Building Department:	
Steve Smith	X_
Sandra Wright	X_

The minutes of the August 11, 2022 meeting were reviewed. There were no additions or corrections and the minutes were unanimously accepted.

1. LONGSHORE HOSPITALITY

There was nothing new to report.

2. GILLESPIE CENTER RENOVATIONS PROJECT:

Steve reported that the Gillespie Center project was presented to the Joint Committee/ Historic District Commission and Architectural Review Board. He stated that the presentation went well. Elaine Daignault discussed the Department of Housing grant, Helen McAlinden discussed Homes With Hope, and the architect discussed the project design. Steve added that the Joint Committee noted that the sign on the building was too large and it was agreed to reduce the size of the sign. Steve also reported that the Department of Housing has formally agreed to the \$1,000,000 grant. There was a discussion about how the funds will be distributed. Steve stated that there is a Zoning meeting on Monday, September 12, to review the 8-24 application regarding a municipal improvement to a public building. Steve noted that there would be minimal impact to the neighborhood as a result of the improvements. A discussion followed regarding next steps for this project. Steve stated that the town attorney, Eileen Flug, is taking care of the lease changes. He noted that the

architect's fee will be increased to cover the additional scope of work. Construction documents will be submitted and the project will go out for public bid. Steve added that the Department of Housing would like the bid to go out in November or December. A discussion followed regarding the completion of the construction drawings and the bid process. Steve stated that that the architect's firm has an estimating and construction division and suggested getting their advice on the best way to approach the bid process given the current supply situation.

3. PROJECT RETURN

Steve reported that a commitment letter regarding the funding has not yet been received. He stated that the Town Attorney is working on the approval of six single room dwelling units that will then be included in the Town's affordable housing availability. He stated that the Department of Housing will want a long-term commitment from the Town to continue the use of the building for this purpose. Next steps were discussed including septic evaluation, soil testing, septic design, and bid documents.

4. OTHER BUSINESS

Joe Strickland stated that he met with the First Selectwoman to discuss Baron's South. There was a discussion regarding past proposals for use of the property. It was noted that converting the building from a residence to an updated commercial building would be expensive. It was agreed to look into the history and prior studies regarding previous proposed use of the property.

There was no other new business.

Kevin moved and Joe Vallone seconded to adjourn the meeting and the motion was unanimously approved. The meeting was adjourned at 5:49 p.m.

Sandra Wright Secretary

Distribution: The Honorable Jennifer Tooker

B. HarmerE. Daignault