# PUBLIC SITE AND BUILDING COMMISSION PUBLIC MEETING

June 13, 2024 – 5:00 PM

Note: This meeting was held remotely by Zoom

#### **MINUTES**

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

A review of the minutes of the May 9 meeting was deferred until the next meeting because there was not a quorum of members present.

## 1. LONGSHORE RENOVATIONS PROJECT:

Fire Marshal Terrence Dunn

Pete Romano from LandTech and Michael Ryan from The Inn at Longshore were present. Pete shared a slide show presentation and reviewed and discussed the changes that had been made and compared them to the previously presented drawings. Pete stated that the concerns of the Architectural Review Board had been addressed. Michael Ryan discussed the timeline, with a proposed closure date of January 1 and an anticipated fall reopening. He stated that the drawings are currently being prepared, and A. Pappajohn Company will be the construction manager. A discussion followed.

2. STAPLES RE-ROOF PROJECT: David Stein from Silver Petrocelli addressed concerns that had been raised about the roof warranty language relative to the roof design and the warrantied wind speed. He clarified the difference between wind speed as defined by the Connecticut Building Code and the wind gust speed stated in the warranty. He added that the warranty is industry standard, however, a revised warranty with a wind gust speed of 72 miles per hour would be given to the Staples Roof project at no additional cost. He stated that a Letter of Substantial Completion would be forthcoming.

### 3. WESTPORT POLICE ATHLETIC LEAGUE CLUBHOUSE:

Pete Romano from Land Tech discussed and shared drawings of some minor revisions that had been requested by the Architectural Review Board. He stated that the 8-24 from Planning and Zoning had been approved and that the site plan was currently being reviewed. He added they are getting ready to demolish the building and discussed the demolition process. He stated that the drawings are currently being prepared.

#### 4. WAKEMAN TOWN FARM RENOVATION:

Pete Romano discussed the Wakeman Town Farm renovation and stated that the project will consist of a small addition to the barn for the purpose of adding a farm stand. He added that there will also be a small addition to the front of the building, which will require Zoning Board of Appeals approval. He stated that construction was anticipated to begin in the fall. Steve Smith requested that the Commission be given copies of the drawings when they are complete.

### 5. GILLESPIE CENTER RENOVATIONS PROJECT:

Steve Smith reported that there were some unanticipated costs due to change orders but that the project is still well within the contingency. He stated that the contractors are currently framing the roof.

### 6. NEW BUSINESS:

There was no new business.

The meeting was adjourned at 5:39 p.m.

Sandra Wright Secretary

Distribution:

The Honorable Jennifer Tooker

B. Harmer

E. Daignault

Chairman-BOE

Chairman-BOF