

DRAFT CORRESPONDENCE TO BHPIC – for OL P&RC review

To: BHPIC

From: Old Lyme Parks & Recreation Commission

Date: June X, 2015

Subject: Elimination of key design option for Boathouse Hains Park Improvement Project

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The Old Lyme Parks & Recreation Commission (P&RC) is very concerned about the outcome of the BHPIC May 14<sup>th</sup> vote to eliminate from consideration any design option that would retain the expanded/renovated boathouse as a “storage facility” (it is currently a storage facility) in conjunction with expanded/renovated Hains Park public facilities that would be shared by both rowers and other users of Hains Park (Old Lyme residents).

Importantly, the BHPIC eliminated this option without any documented justification.

Elimination of this option ignores the P&RC Hains Park Master Plan concepts and design criteria submitted to the BHPIC at the February and March meetings (see attached). It also ignores the likelihood that this would have been the most cost-effective option to meet the needs of the rowing club while also providing the greatest benefit to the broader Old Lyme community – because it would avoid duplicating public facilities within a small Town park, and would avoid significant increases in construction costs through the triggering of expensive building codes changes to the boathouse itself. Elimination of this option also ignores significant input provided to the BHPIC by the public through correspondence and public comments at BHPIC meetings.

Because the P&RC believes that this key option was inappropriately eliminated without adequate justification, the P&RC will require that any proposed plan put forward by the BHPIC include a side-by-side cost:benefit comparison of the proposed plan versus one that would:

- retain the expanded/renovated Boathouse as a “storage facility”
- place all “non-storage” rowing functions that would trigger expensive building code changes into a centrally-located structure that would allow key components (e.g.: ADA-compliant toilets, changing stalls, assembly space) to be shared by both rowers and the broader Old Lyme community.

This cost:benefit comparison must include consideration of the benefits/impacts to other Hains Park users and Old Lyme residents, and consideration of the P&RC Hains Park Master Plan concepts and design criteria submitted to the BHPIC.

Attachments:

- OL PR&C Hains Park Master Plan Update and Design Criteria – March 2015
- Town ordinance defining the responsibilities of the Old Lyme Park and Recreation Commission



Message

Thu, Jun 04, 2015 9:35 AM

From:  Stephen Dix <spdix@comcast.net>

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 Olwen Logan <olwenlogan@gmail.com>

Subject: Turnkey Pavilion

Paul,

The Pavilion has been proposed as an extension of a bathroom complex by Park and Rec. What could this look like and how much would it cost? These questions are easily answered by a CT based manufacturer who specialize in these structure and other storage facilities for municipal or private clients. (While I found them after seeing an add on TV a number of the companies likely provide these structures.) Their recent clients nearby include the town of Old Saybrook and Groton that needed a beach equipment storage building.

In our case we could extend the Pavilion over the bathroom (with roof removed) and create a multi use space with walls added to a slab-on grade-floor. How you partition the space and for what use is up to you and could be added below this structure. I think recycling the exist bathrooms is worth at least considering vs starting from scratch.

<http://www.thebarnyardstore.com/sheds-and-storage/pavilions/>

Cost for a very attractive post and beam design is very likely less than a custom architectural building. Why? Your purchasing a structure from an integrated company that provides turnkey engineering, controls manufactured materials with standardized designs milled from hardwood in PA. They can also erect the build or provide the pre-engineered kit for local contractors and volunteers to build. A friend of mine bought a kit and organized a barn raising for his horses.

The benefits of this design and dual building concept (boat storage and multiuse Pavilion complex) include:

- Less expensive construction using existing water and sewer

- Very quick turnkey construction by experience professionals

- Superior location for the additional functions vs placing the additional space off the back of the boat houses on Towns Wood Road and

- a very attractive covered space that enhances the use of the park for regatta's, town events and private use on rainy days or for those like to stay out of the sun while going to the beach.

If you need a covered space for exercise the Pavilion fits the bill. I say this as I enjoyed the Pavilion in Morgantown WV that was used as an ice

skating rink in the winter and cover special events space in the summer as part of the Morgantown Park and Recreational Complex. You don't need walls for an ice rink or in the summer.

Finally the new boat storage shed can be added to the other building as previous proposed for a 24 fours and doubles. Rolling racks provide storage for sculls in the large 28 ft boathouse thus exceeding all your needs. Certainly additional storage could be added off of Town Woods but given its location, orientation and separation from the water and water based activities this space should be limited to storage as its not as convenient or attractive for student activities.

You may also wish to explore construction of the boathouse with this company as they they specialize in large storage facilities. They can tailor the design with their in-house engineer who specializes in these structures. Please contact Bill Nadeau if you would like more information as he is aware of this project and would be interested in sharing more information on his company, their designs, display models and clients.

Bill Nadeau <[bill@thebarnyardstore.com](mailto:bill@thebarnyardstore.com)>  
Conversation: Teton Timber Frame Pavilion and Custom Structures  
Subject: Re: Teton Timber Frame Pavilion and Custom Structures

Sincerely,

Stephen P. Dix, P.E.

To: Old Lyme Rowing Association, c/o Greg Hack, President

From: Old Lyme Parks & Recreation Commission (OL P&RC)

Date: June 4, 2015

Subject: Location of Outdoor Boat Racks in Hains Park

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Recently, two metal boat racks have been placed in the central field area of Hains Park, in addition to the two boat trailers that have been kept there to temporarily store boats owned and insured by Region 18 and that do not fit inside the Boathouse when it is in use during the rowing season.

The placing of these two additional metal boat storage racks in the center of Hains Park is both a SAFETY ISSUE and an added imposition to other users of the park. It is unsightly, and further detracts from the view of Rogers Lake for everyone passing by.

These racks may also inappropriately encourage individuals to store private boats in the public area of the park, and may pose a liability risk to the Town of Old Lyme should any of these boats be damaged or stolen. Private boats are not to be stored on Old Lyme Town property in Hains Park.

With the start of the summer season and the increased use of Hains Park by Old Lyme residents (both adults and children), OL P&RC respectfully requests that these additional outdoor metal racks be removed from Hains Park as soon as possible. Please also keep to a minimum the number of boat trailers (no more than 1-2) that are kept at Hains Park to store Region 18 boats because they do not fit in the Boathouse during the rowing season.

If you have any questions about this request, please contact the Director of Old Lyme Parks & Recreation, Don Bugbee.

Cc: Old Lyme Parks & Recreation Commission  
Old Lyme Parks & Recreation Director  
Old Lyme Selectmen