

**TOWN OF DARIEN  
WEED BEACH COMMITTEE OF PARKS AND RECREATION COMMISSION  
JANUARY 12, 2016**

ATTENDANCE: Lorene Bora, Chair; Dennis Conetta, Diane Conologue,  
Amy Doering, Werner Domittner, Mary Flynn, Goody Gray, Marc Ioli

STAFF: Pamela Gery, Director, Parks & Recreation

OTHER: Dan Biggs, Weston & Sampson

CALL TO ORDER

Ms. Bora called the meeting to order at 7:30 p.m. and stated that the members as listed above were in attendance and a quorum was present.

Approval of Minutes - December 8, 2015 meeting

Corrections were noted as follows:

Page 1: Attendance: Delete Goody Gray, change Mark to Marc.(Align the others to the left.)

Paragraph 2: change development to process; add 'that' after explained.

Page 2: Modify 1st sentence:...reviewed the Labor Day survey results, as well as on-line survey...

Page 3: replace doable with feasible. Correct typos on charts: Add Planning to Zoning (P&Z) capitalize concerts, replace 'dogs' with 'dog walking' (remove scribble mark from timeline)

**\*\* MS. FLYNN MOVED TO APPROVE THE MINUTES OF THE MEETING OF  
DECEMBER 8, 2015 AS AMENDED WITH CORRECTIONS NOTED.**

**\*\* MS. DOERING SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH SEVEN VOTES IN FAVOR, NONE OPPOSED AND  
ONE ABSTENTION (GRAY).**

Presentation and Discussion with Weston & Sampson of Conceptual Drawings  
for the Weed Beach Expansion Project

Mr. Dan Biggs, with Weston & Sampson delivered a power point presentation and fielded questions and comments from Commissioners throughout. He referred to the areas of interest from the surveys as previously outlined, as a summary of the program, as follows:

Equally Balance Between Active/Passive Areas; Aquatic Facility; Pathway Network  
Outdoor Areas for concerts; Improvements to Tennis Courts; Waterfront Facility for Rentals/  
Storage; Picnic Area/Pavilion; Offer Rentals; Nature/Shaded Areas; Play Areas/ Splash Pad;  
Dogs allowed off-season.

A summary of the four concepts to be presented to the public is as follows:

### Concept A

• Outdoor Pool (6,300 Sq.Ft.) (7 lane, splash pad) • Pool House (2,700 Sq.Ft.)  
• Small Boat Storage/ Launch • Pathway / Boardwalk 0.75 mi • Improvements to Tennis Courts • Picnic Area/ Pavilions • Swimming Raft • Additional Parking (130 stalls)

### Concept B

• Indoor Aquatic Center (22,000 Sq.Ft.) (6 lane, dive well) • Pathway / Boardwalk 0.75 mi  
• Viewing Pier • Improvements to Tennis Courts • Picnic Area/ Pavilions • Swimming Raft • Additional Parking (130 stalls)

### Concept C

Amphitheater (~200 capacity) • Boat House (1,000 Sq.Ft.) • Pathway / Boardwalks 0.75 mi • Viewing Pier • Improvements to Tennis Courts • Lawn Areas • Picnic Area/ Pavilions • Swimming Rafts • Additional Parking (46 stalls)

### Concept D

Amphitheater (~200 capacity) • Splash Pad (575 Sq.Ft.) • Boat House (1,000 Sq.Ft.)  
• Pathway/ Boardwalks 0.75 mi • Viewing Pier • Improvements to Tennis Courts  
• Picnic Area/ Pavilions • Swimming Raft • Additional Parking (62 stalls)

There was discussion on each of the concepts and it was agreed that a raft would not be feasible. There was further discussion on the operational impact of the year-round versus seasonal pool to include staffing, lifeguards and maintenance.

Ms. Flynn asked that the Commissioners realize that the purview of this Committee at this stage is to present 'concepts' in response to the interests of the public as culminated from the surveys. It was noted and agreed to avoid opinion, preferences, and past historical experience, and to present the concepts outlined to be feasible. Copies of schematic design concepts are attached.

### Review Agenda and Logistics for Town Hall Meeting (Presentation of Designs to the Public) Scheduled for January 26, 2016.

There was discussion on how to best present the concepts for visual clarity. Mr. Biggs noted the challenges involved to illustrate the typography, flood plains, soils, ledge, land formations and the complexity of the charts. It was requested to have color coded rendering drawings prepared for each of the concepts. It was also agreed to include an outlined list of pros/cons and alternatives of each concepts determined to be feasible.

It was suggested to be conscious of site lines of neighboring properties and the need to show how the plan would propose to mitigate increased traffic and lighting issues.

There was discussion on when a public hearing will be held and Ms. Gery noted that there are public hearings included on the project timeline for May – July at various stages of the project approval process. It was agreed to have staff issue a press release and e-mail blast on the public information meeting for January 26.

## Review Project Timeline

The remaining timeline for the Committee was outlined as follows:

Jan. 26, 2016: 2<sup>nd</sup> Open House @ 6:30 p.m. – 8:30 p.m. Darien Town Hall  
Feb. 9 – Weed Beach Comm. Mtg. Room 119 (Review Public Meeting Comments)  
March 8 - Weed Beach Comm. Mtg. Room 119 (Select Preferred Concept)  
March 16 – P&R Commission Mtg. @ 7:30 (Present Preferred Concept)  
March 21 – Board of Selectmen - Special Meeting (Present Preferred Concept)

The project timeline for the Town is estimated follows:

### WEED BEACH EXPANSION POSSIBLE PROJECT TIMELINE

Jan 12 <sup>th</sup>	WB Committee Meeting reviewing conceptual designs
Jan 26 <sup>th</sup>	2 <sup>nd</sup> Open House/Public Meeting to view Committee approved Conceptual Designs
Feb. 9	WB Committee Meeting to make changes or enhancements based on Open House input
Mar. 8	WB Committee Meeting to vote on final design
Mar. 16	Park & Rec Commission Meeting – WB Committee presents their Conceptual Design recommendation to the Commission
Mar. 21	Possible special meeting with the Board of Selectmen to present the final design recommendation to BOS
March 22-April 19	Weston & Sampson Draw building plans/ prepare land use applications/Start Traffic Study - get data from May, June and July
April 20	Environmental Protection application deadline for a May 4 EPC Meeting - acceptance of application
May 3	Application deadline for Architectural Review Board May meeting
May 4	Environmental Protection Commission accepts application, sets June 1 public hearing date
May 17	Architectural Review Board meeting
May 27	P&Z application deadline on May 27 for a June 28 <sup>th</sup> public hearing
June 1	Environmental Protection Commission Public Hearing
June 21	Meeting with Architectural Review Board (this assumes need for 2 <sup>nd</sup> ARB meeting)
June 28	P&Z June 28 <sup>th</sup> public hearing—(we discussed possible need for Coastal Site Plan Review, flood permits, land filling/ regrading, and maybe 8-24 referral)
July 6	EPC decision
July 26	Second P&Z public hearing night (if needed)
Sept. 6 or 13	P&Z Decision
Sept. 12 or 19	Board of Selectman
Sept. 20	Board of Finance
Oct. 3	Rules Committee (if this is missed then we won't have an opportunity until January 2017 to meet with RTM)
Oct. 24	RTM Meeting

Public Comments:

Adele Conniff, RTM Parks & Recreation, mentioned that there are odors from the pump station areas and it was suggested to look into this. Mr. Biggs noted that during the inspection of the areas, there were distinct odors that could not be attributed to tidal patterns and were at random times without a determined cause or condition.

There was further discussion on the problem areas of mosquitoes. Ms. Gray explained that the tip of the culvert area is backwards and there is a need to reverse the direction to help avoid residual tidal odors and to possibly minimize the mosquito issue.

Adjournment

**\*\* MS. GOODY MOVED TO ADJOURN  
\*\* MS. FLYNN SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

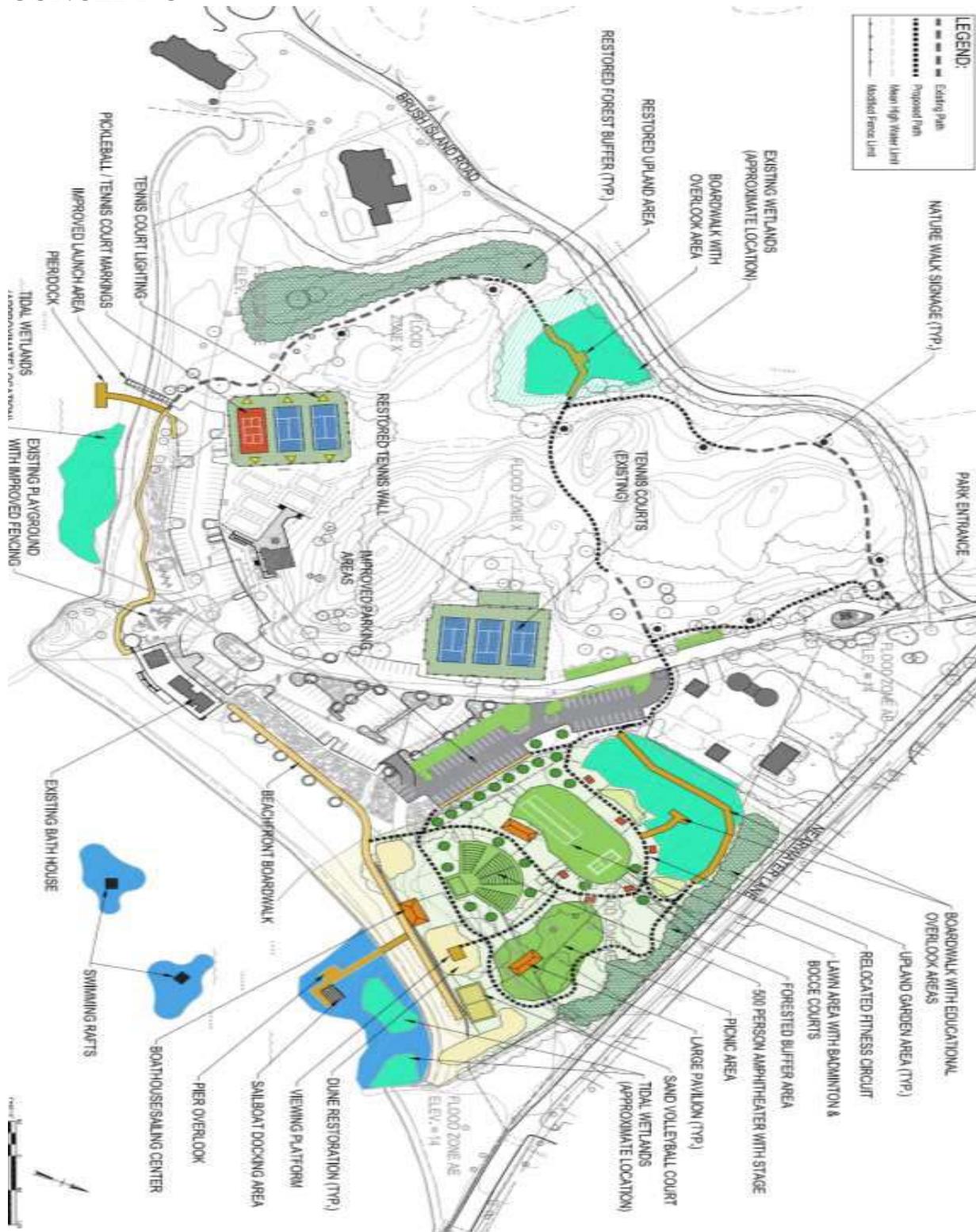
Marilyn Knox  
Telesco Secretarial Services

Attachments: Schematic Charts of Concepts (pages 4-7)





# CONCEPT C



# CONCEPT D

