

# September 19, 2007

## Beach Committee

Present: Peter Bonachea, Mark Lyon, Ray Reich, Dick Sears, Mary Weber

Consultant: Architect William Wooster

Visitors: None

Guests: None

Chairman Ray Reich called the meeting to order at 5:05 p.m.

Ray Reich reported that, so far, it looks like the boat ramp will be open for business in the spring.

Due to the generosity of the Lake Waramaug Association, funds have been added to the amount already collected. Some committee members have met informally to discuss the plans for the renovation of the beach house (cottage). Included in these plans would be room for an airboat, an office, bathrooms, and storage for items such as kayaks, police materials, life preservers, and so on. There would also be handicap ramps and an apartment on the second floor. A sound and vibration proof compressor would be located outside the structure.

Architect William Wooster went over the beach house drawings. He explained details such as what the legal floor elevation needed to be to address flooding concerns and the airboat's storage requirements. The apartment will consist of two bedrooms, one bathroom, and kitchen/living/dining areas. The overall structure would keep to the present volume and footprint, so that no zoning changes would have to be made.

Mr. Wooster showed sketches of the new building's outside appearance and interior plans. Members discussed possible bathroom arrangements. One suggestion was to have one large handicap accessible bathroom and two unisex bathrooms. Mr. Wooster will research the code regarding all these features and make suitable modifications.

Members also discussed the airboat which is categorized as emergency equipment. Keeping the airboat on its trailer for faster access would add a foot and one-half to the building's height. It was mentioned that the airboat's cost was split between the fire department and the Lake Waramaug Association. Mr. Wooster will check the feasibility of storing the airboat on its trailer.

Next, various cost estimates were discussed based on the demolition of the current structure and its replacement.

Members went on to discuss appropriate fencing to allow access to the water but not to the facilities when these are closed.

The next meeting will include the engineer's recommendations on drainage and grading, as well as on using permeable surfacing materials to help maintain the health of the wetlands. Also, landscaping and playground ideas will be considered.

The meeting adjourned at 8:45 p.m.

**The next tentative meeting date is Thursday, November 8 at 7 p.m. in the Land Use Room.**

Respectfully submitted,

Patte Doran