

## **MINUTES OF A SPECIAL MEETING OF THE 4 NIBANG COMMITTEE**

**WEDNESDAY, FEBRUARY 15, 2023**

**4 NIBANG AVENUE AND VIA ZOOM**

A Special Meeting of the 4 Nibang Committee was held on Wednesday, February 15, 2023. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and on the website.

**PRESENT:**

Ashley Gengras, Christopher Rehm, Mike Reynolds, Pam Christensen, Committee Members

**PRESENT VIA ZOOM:**

Banc Jones, Committee Member

**ABSENT:**

None

**MEMBERS OF THE PUBLIC:**

Present:

Marilyn Ozols, Zoning Enforcement Officer/ Land Use Administrator, Jeff Champion, General Manager. Frank Keeney, Burgess

Present via Zoom:

Laurie Goldsmith, Chris Jones, Meg Reynolds, Matt Myers, Kathy Rehm, Daryl Aresco, Super-Intendent

### **1.Call to Order**

P. Christensen called the meeting to order at 4:00 p.m.

### **2.Property Survey**

B. Jones had arranged for a survey of the property by Bob Simoni who had been retained by Chris and Peppi Jones to survey their abutting property at 8 Nibang Ave. Mr. Simoni had been out to the property to conduct the survey which should be complete in the next couple of weeks. Marilyn explained that the “property lines” for 4 Nibang are not real and that the property was actually transferred to the Borough as one large lot.

### **3. Property Deed and Usage, Restrictions and Easement**

Newt Brainard met with Borough Attorney Campbell Hudson in October and he clarified that the only restriction on the building and property is that it remain Borough property and that any structure and/or facilities shall be solely for the use of the Borough of Fenwick and/or its agents or employees. The 4 Nibang property extends from Moore Meadow to the Jones property line.

The Lynde Point Land Trust holds an easement on the 4 Nibang property restricting the use to “Fenwick residents and staff.”

The current structure known as the “Wilson Garage” was built in 1910 and is considered an historic building and is listed on the National Register. Any modifications to the building will require a public hearing and Certificate of Appropriateness from the Historic District Commission.

Matt Myers, Chairman of the HDC invited Committee members to the HDC meeting on March 4<sup>th</sup> for an informal conversation about the structure.

Laurie Goldsmith reported on Moore Meadow and the fact that she, Martha Staniford and Edie Gengras were working on a planting plan in memory of Wendy Savin to present to David Savin.

#### **4.”Needs” and “Wants” of the Borough staff and government pertaining to 4 Nibang**

The Committee discussed the meeting and storage needs of the Borough: Beach and golf course furniture storage; golf carts; tractors; paper files and records as the State of CT doesn’t recognize digital files. Also a need for parking. The building needs to be brought up to code and to be ADA compliant. Meetings of Borough government, commissions, committees and staff are regularly held at 4 Nibang and there is a need for internet access and Zoom capability.

#### **5.Input and Ideas from Residents, Play Class and Other Borough Committees; Survey to the Community.**

Committee members reported the following input from residents:

- Play Class would be interested in using the facility for their activities especially during inclement weather. A nice facility could potentially help attract Play Class staff.
- Residents would be interested in more recreational activities such as paddle tennis and croquet.
- Residents would be interested in outdoor space by the cove to socialize and watch sunsets

- Residents would like to keep the dwelling and property simple and in keeping with the character of the Borough and Fenwick life.

F. Keeney suggested that Committee members consider future needs and wants and plan for the future as they go through the planning process.

The Committee discussed the possibility of surveying residents in the future when a concept has been developed and approved by the Warden and Burgesses.

## **6.Feedback from Contractors and Assessment of the Existing Structure**

Woody Sarette, Sarette Builders and Mike Marnett, Bogel Builders each met with 2 Committee members for a walk through the building and property.

- Woody Sarette recommended that the building be demolished and re-built due to the poor condition and also suggested it would be faster and probably less expensive. Woody will prepare a written assessment with his opinions.
- Mike Marnett stated after examining the structure that it is his professional evaluation that the structure is not worth trying to save for renovation. The costs to remove, repair and replace by hand to make all structural repairs, updates, changes etc. to bring up to the new CT building codes would exceed the costs to demolish and start new.

Mike also stated that the block foundation seemed to look in good condition. If a new structure is exactly on the same footprint it might be worth saving.

## **7.Possible Building Architects and Landscape Architects**

B. Jones had a preliminary discussion with Hope Procter on her availability and interest in 4 Nibang.

M. Reynolds plans to meet with Brooke Girty to discuss her availability and interest in a possible project.

## **8.Next Steps**

Committee members agreed that it would be helpful to have design sketches and a preliminary plan to use to obtain ball park estimates to re-build 4 Nibang. These materials would be solely used for the purposes of obtaining an estimate. This estimate would be presented to the Warden and Burgesses to give them an idea of cost to rebuild a new building on the property.

The meeting was adjourned at 6:05 p.m.

Respectfully Submitted,

Pam Christensen