

Beach Bathhouse Advisory Workgroup

Monday, January 14, 2019

Dunaway Center (Auditorium)

1:00 p.m.

Agenda - Meeting #4

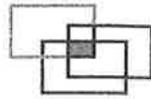
1. Welcome - Pat Finnigan
2. Review of December 17, 2018 Meeting Notes (attached)
3. Project update: - John DeStefano, Construction Manager
 - Review Concept designs for North Beach & Footbridge Beach
 - Review preliminary cost estimates for North Beach & Footbridge Beach (interior, fixtures exterior, etc.)
 - Update regarding meeting with Dept of Environmental Protection (DEP) and Inland Fisheries & Wildlife (IF&W)
 - Review concepts for Main Beach
 - Schedule review
4. Public Meeting: Wed. Jan. 23 at 6:00 p.m.
 - Agenda
 - Purpose: Update the community on the project, explain the process, discuss the schedule, take public comments ,suggestions, and questions
 - Outcomes: What will a successful meeting look like?
5. Other business/questions/discussion

6. Next Meeting:

Date:

Topics:

Adjourn



OGUNQUIT BATHHOUSE RENOVATION PROJECTS

MEETING NO.	3	MEETING DATE	17-Dec	COMMITTEE MEMBERS	AFFILIATION	ATTENDANCE	
				Pat Finnigan	Town Manager(OTM)	X	
				Darren Dixon	F&P Manager	X	
				Scott Heyland	Code Officer	X	
				Patricia Botsford	Citizen	X	
				Cindy Douglass	Citizen	X	
				Margie Katz	Citizen	X	
				Gary Latulippe	Citizen	X	
				Fred Lynk	Citizen	X	
				Lesley Mathews	Citizen	X	
				Bob Winn	Select Board	DNA	
				Becky Bagley	CWS Architects (CWS)	X	
				Ben Walter	CWS Architects	DNA	
				Stephen Bradstreet	Ransom Consulting, Inc.(RCI)	DNA	
				John DeStefano	DeStefano & Associates,Inc (DAI)	X	
CATEGORY DISCUSSION	NO.	ITEM	DESCRIPTION OF ISSUE/OUTSTANDING ITEM	ACTION BY	DATE		
	1.07	Site	Main Beach- Will need Sand Dune Permit. Typically 90-120 days from time of application. Meet with DEP as soon as concept plan is ready. Concept footprint approved to proceed with DEP application. Meeting with DEP set for 12/19.	RCI			
	3.01	Main Beach Plans	Reviewed the constraints to the addition to the north; A. Encroaches over the 10 ft. setback required by Zoning up to 3 ft. from the Property Line B. Encroaches into the 10 ft. clearance required by CMP for overhead power lines. Set up meeting with CMP to investigate the options to move or place underground.	DAI			
	3.02	Main Beach Plans	Need to address considerations for transgender users.	OTM			
	3.03	Main Beach Plans	Lengthy discussion of needs for Lifeguards and equipment storage. Ruled out second floor option due to ADA requirements and change to the roofline/visual impact.				
	3.04	Main Beach Plans	Consider 1-2 unisex restrooms for year -round use(eliminate seasonal portable toilet)				
	3.05	Main Beach Plans	The stalls for changing will have provisions to convert to water closets in the future depending on need. Signage will be needed to identify where the changing rooms are located.				
	3.06	Footbridge	Will not be designed for year round use.				
	3.07	North	Will not be designed for year round use.				
	3.08	All	Fixtures must be functional to meet heavy usage demand similar to schools/prisons/National Parks	CWS			
	3.09	Next Step	Goal for next meeting is to have revised plans, elevations and a budget check.				
COST			Preliminary review at next meeting				
SCHEDULE			Consensus is to complete the North & Footbridge this season and the Main Beach next season.				
NEXT MEETING		Advisory Workgroup			1/14/2018 at 1:00 PM		
		Public Meeting			1/23/18 at 6:00 PM		

NOTE: These minutes are relied upon by the parties involved in this project and will be considered as directed to be followed. If any party disputes the information contained herein, they must make it known in writing to the preparer within 24 business hours of the date of the issuance of these minutes.

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Byfield, Massachusetts □ Portsmouth, New Hampshire □ Hamilton, New Jersey □ Providence, Rhode Island

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Date: December 19, 2018
To: Attendees
Company: DEP, Ransom, Destefano
From: Steve Bradstreet
Project No.: 181.06080
Subject: December 19, 2018 Meeting Minutes

Discussion

- John gave a brief presentation on the potential building expansion to the “Main” bathhouse and asked what permitting requirements could be expected for this site. John presented the plan showing expansion to the north with the relocation of a utility pole and removal of existing landscaping on the north face of the building.
- The bathhouse is in a Frontal Coastal Sand Dune. Expansion is not allowed except over impervious area. Expansion would be limited to 50%.
- Chris noted that based on their interpretation of the building location in regard to seaward or landward orientation, we could not expand easterly but could expand to the south, west and north since these would all be considered landward.
- Chris noted that noted that a Sand Dune permit would not be required based on statute 480-Q
- However, expanding to the north would remove pervious landscaping and a Permit by Rule would be required to create additional impervious area shown as the building expansion.
- Expansion to the south, west or north would not require a sand dune permit if
 - The new footprint is contained within the existing impervious area
 - The footprint is no further seaward
 - The height is no more than 35 feet, and
 - That the design meets State and Local Shoreland requirements
- The Footbridge and North bathhouses are in a Back Dune. Expansion would be allowed up to 20% but buildings are limited to 2,500 SF or less with a Permit by Rule (PBR). A PBR rule can be used for the expansion in the Back Dune over impervious or non-pervious area.
- Chris provided Sand Dune maps with overlays of essential habitat, endangered species and erosion hazard areas. She explained that IF&W has applications, which she provided, regarding work in these areas
- Lucien said to contact John Perry at IF&W to determine what applications are necessary and restriction for construction schedule and possibly noise levels