

**Wallingford Parks & Recreation Department  
Parks & Recreation Commission  
Special Meeting  
Meeting Minutes for Thursday, April 28, 2022  
6:30 p.m. at Parks and Recreation Department**

**Commissioners in Attendance:**

Dave Gelo, Jason Michael, Mike Savenelli Sr.

**Recreation Commission Members Absent:** Steve Rossacci

**Recreation Department Staff Present:** Kenny Michaels, Director of Recreation Parks & Recreation

**Special Guests:** John Gawlak, Former P&R Director

**Opening Remarks:** Chairperson Jason Michael called the meeting to order @ 6:35 p.m.

John Gawlak read a cover letter from 2019 of two studies presented to the Town Council in 2017 & 2018. John also presented a previous presentation from 2018 of the history of the pool renovation committee. He also talked about The Plan of Conservation and Development (2016-2026). (See attached documentation).

**Agenda Items:**

**1. Wallingford Community Pool sub-committee (Mike Savenelli)**

Mike Savenelli made a statement to suspend the Community Pool Sub-Committee indefinitely until there is serious interest in the pool project. The Commission can use their time on other projects.

Mike Savenelli motioned to have The Commission vote to put the pool project on hold indefinitely. Seconded by Jason Michael. The vote was unanimous.

Jason Michael read a Community Pool Missive statement from the Recreation Commission of why they are suspending the Pool Sub-Committee. (See attached documentation)

**Next Commission Meeting – Wednesday May 11, 2022 @ 8:00 AM**

**Meeting Adjourned at:** 7:32 p.m. motion by Jason Michael seconded by Mike Savenelli

Respectfully submitted,

Loriann Ouellette, Senior Clerk  
Wallingford Parks and Recreation

# Community Pool 2017 – 18

REPAIR, RENOVATE, REPURPOSE

Created By: John Gawlak  
Prepared By: Shirley Barillaro

With Assistance By Recreation Commission:  
Dave Gelo, Chairperson  
Michael Savenelli, Sr.; Vice-Chairperson  
Donald Crouch Jr.  
Elizabeth Davis  
Jason Michael

September 25, 2018

# Community Pool 2017

- ▶ 739 North Main Street Ext. Wallingford, CT 06492
- ▶ 7.1 acres: Pool 43,560 sq.ft., Pump House 540sq.ft., Bath House 2,191sq.ft.
- ▶ Land value \$1,962,900 according to Tax Assessor's information
- ▶ Net total appraised parcel value \$3,640,200
- ▶ Pool Renovation 1998-1999 \$1,778,000
- ▶ Roof replaced 2014 \$10,000

# Community Pool 2017

## Timeline:

- ▶ First constructed in **1948**, swimming hole created by a brook on its way to the Quinnipiac River.
- ▶ Spring of **1960** Wallingford Lion's Club launched a drive to raise funds for a new community pool. The fund drive fell short for a conventional pool. Local engineers got together and developed a plan for the first generation of asphalt pool.
- ▶ **1999** Community pool was renovated because of a decade of algae blooms, poor water quality and a pool bottom that needed desperate repair.

# Community Pool 2017

## Pool Committees:

- ▶ The second generation of Community Pool went through **8 years** of discussion and great debate through two pool committees ranging from 1990 to 1998.
- ▶ The first Committee Jon Walworth, Steve Knight, Bill Choti, Sal Falconeri, Charlie Johnson, and Stan Shepardson delivered an Olympic Pool style greatly reduced in size from 1 million gallons of water to 300,000 gallons water. Two options were presented. Due to other town fiscal priorities at that time and the general public not wanting to lose the zero depth feature of Community Pool the project was not pursued.

# Community Pool 2017

## Pool Committees – continued:

- ▶ Friends of Community Pool was created in 1994. Leading the way was Karen and Ben Foster, Joanne Bean, Amy Humphries, Betsy Bates, Frank and Bernadette Renda, Dick Gaetjen and Jane Wisniewski. The group was diligent in their work to find a solution to preserving Community Pool. Their work led to the eventual bid approval in 1998 with a base bid to renovate at \$1,941,000.00.
- ▶ The 1991 study revealed that the bath house while in relatively good shape the facilities are significantly undersized by 1991 health standards, while not immediate enlargement of toilet and shower facilities should be planned for the future.  
**This was not a design consideration in 1999.**

# Community Pool 2017

## **Community Pool Third Generation since 2000:**

- ▶ The bath house is outdated. While still is functional, feedback has been to update and bring to current building and health standards.
- ▶ CT State Swim codes indicate 1 shower per 50 bathers (male/female).
- ▶ Based on size of current pool to number of bathers allowed would be 1720 at one time resulting in 17 showers for each male/female.
- ▶ Current average is 300-500 bathers at high end. Our shower facility would allow for 800 bathers.
- ▶ The pool bottom has had a long history of peeling paint and floating paint chips creating an annual need to scrape and repaint sections to the entire pool almost every year.

# Community Pool 2017

## **Community Pool Third Generation since 2000:**

- ▶ The pool pump house vendor has indicated that the current state of the pumps to the pool are in good shape as they are 17 years old.
- ▶ Meetings with Town Staff, Parks & Recreation Commissioners, Public Works and Risk Management in November 2015 and November 2016 to discuss necessary repairs to keep the pool operational and safe.
- ▶ The last two budget cover letters referenced Community Pool as a future improvement project that will need funding.



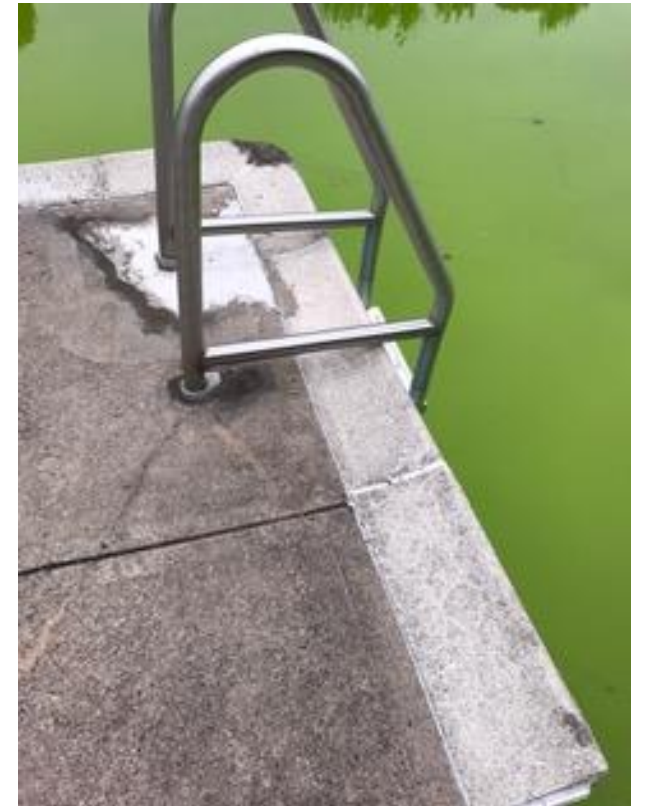
# Community Pool 2017

## Community Pool Third Generation since 2000:

- ▶ The Recreation Department surveyed pool tag holders in 2015.
- ▶ The main response from the users were:
  - ▶ **Update the bath house**
  - ▶ **Open pool Memorial Day to Labor Day**
  - ▶ **Stop the paint from peeling off the bottom**
  - ▶ **Add a slide and splash park features to the pool**
  - ▶ **Earlier starting hour 9:00am as opposed to 11:00am**

# Community Pool 2017

## Peninsula Coping:



# Community Pool 2017

## Pool Deck:

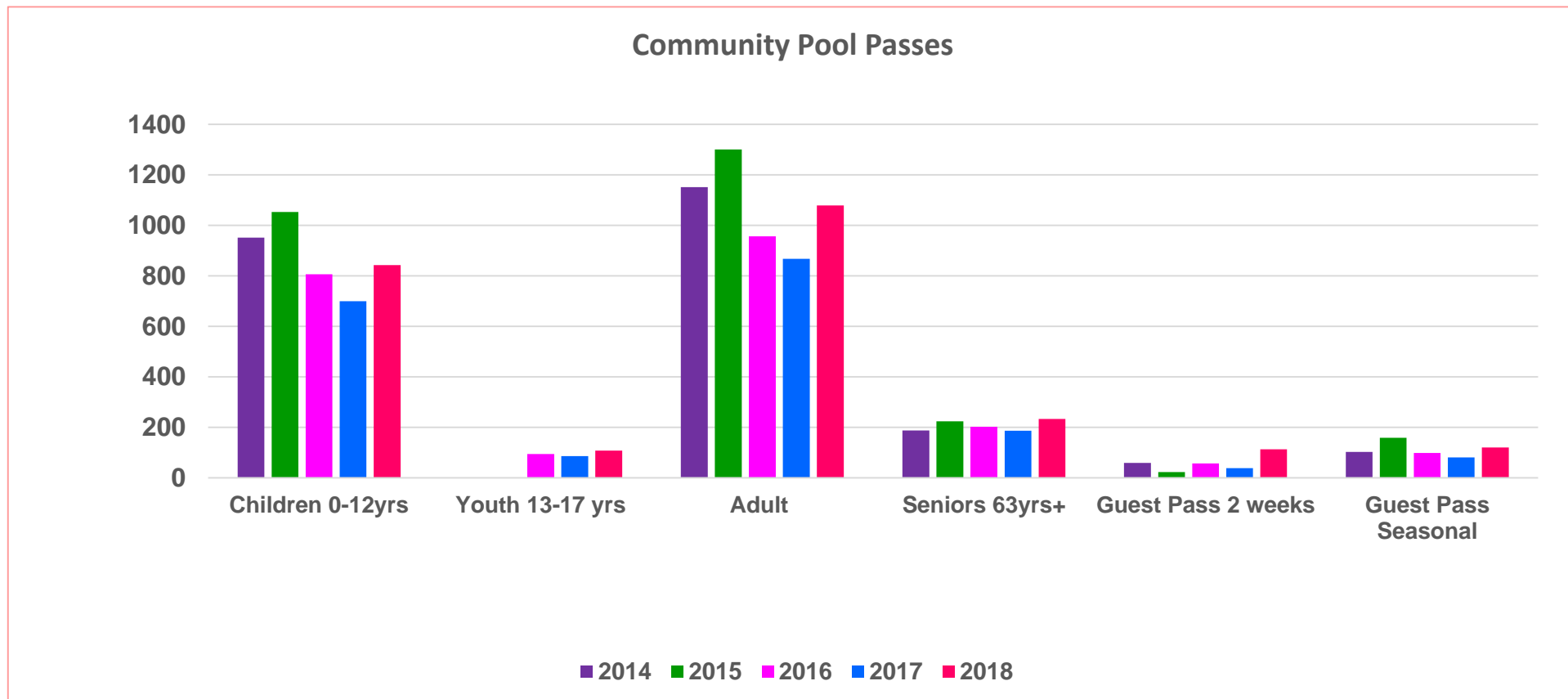


# Community Pool 2017

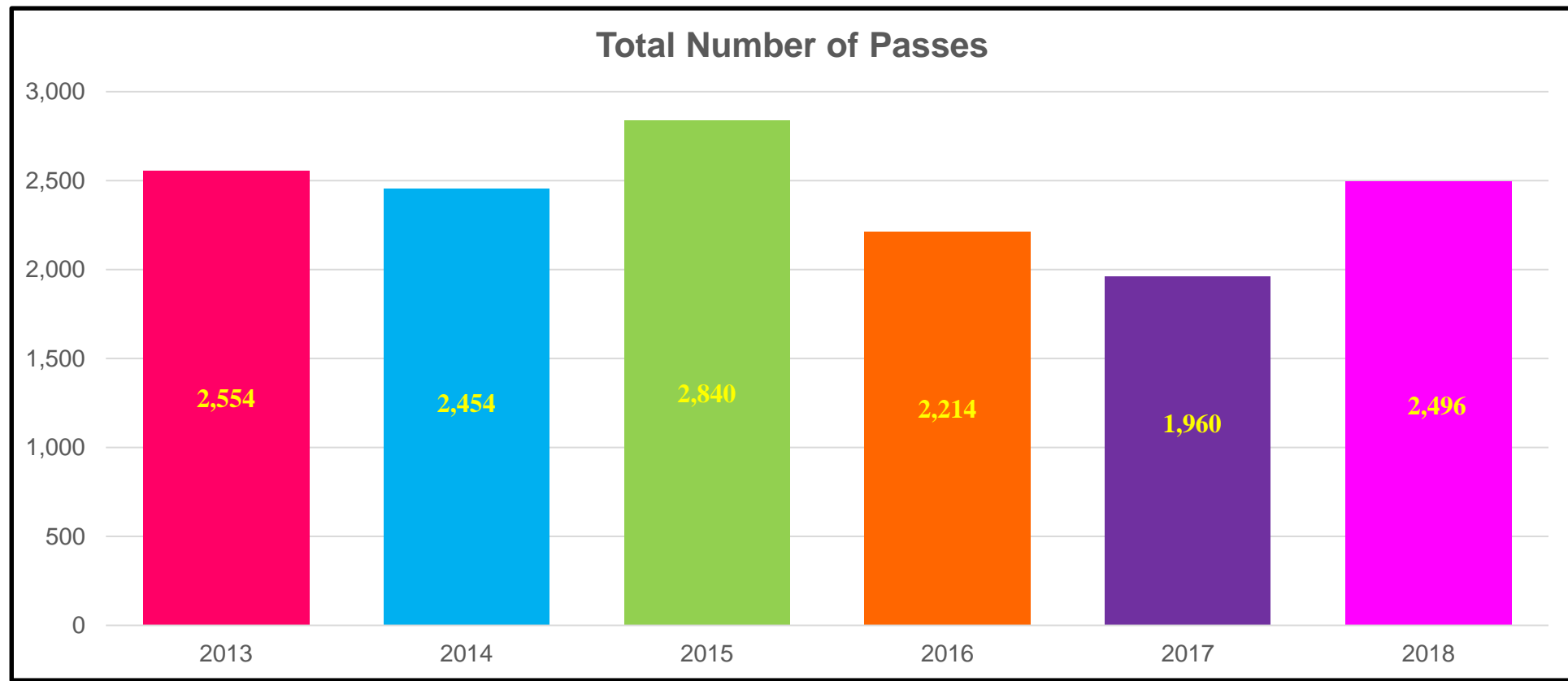
## Pool Tags

- ▶ Since changing the pool tags to Photo ID's due to the drowning in 2012, the pool sales has experienced a steady decline from approximately 5300 tags sold in 2010 to 1975 tags sold in 2017.
- ▶ The average for the last 5 years is 1896 tags sold.
- ▶ Pool tag price increased in 2016.

# Community Pool Passes by Age/Year:



# Community Pool Tag Sales by Year:



# Community Pool 2017

## **Park & Rec Department and Recreation Commission Research: March 2016**

visit to South Windsor Pool located at 565 Pleasant Valley Rd., South Windsor.

- ▶ Built in a park of 16.5 acres a renovation completed in 2002 for \$3.1 million.
- ▶ South Windsor had a million gallon bituminous pool similar to Wallingford Community Pool.
- ▶ The renovation included three separate tanks of concrete and gunite for a total of 34,319 sq.ft.
- ▶ Lap pool, all swim, diving well pool, 40' zero depth entry, toddler pool with 80' of zero depth entry, and manual water toys.

# Community Pool 2017

## Park & Rec Department and Recreation Commission Research :

- ▶ Met **late May 2017** with TLB Architecture, Chester, CT the design firm hired by Town of Wallingford in 1998 for the 1999-2000 renovation at the pool.
- ▶ Their master plan services typically cost up to \$22,500.00. TLB's proposal would include aquatic, park programming and a master plan to evaluate the best use of the Town's assets including not only the pool and related structures but also the balance of the park to determine non-aquatic programs that may accompany the site.
- ▶ Master plan completion could be done in three months.



# Community Pool 2017

## Park & Rec Department and Recreation Commission Research:

- ▶ Met in **mid June 2017** Savoy Pools, East Hartford, CT and Weston & Sampson, Rocky Hill, CT.
- ▶ Project Manager from Weston & Sampson from their cursory inspection provided two complimentary site schemes to improve the pool and bath house. The schemes provide a look into keeping the lap pool, adding a splash pad, wading pool, lazy river and a new bath house. The cost estimate for either scheme is in the neighborhood of \$4.2 million.
- ▶ This company's design and master plan fee's typically range up to \$10,000.00.

# Community Pool 2017

## Park & Rec Department and Recreation Commission Research:

- ▶ Met in **late August** with a representative from Myrtha Pools based in Boston. The rep was in the area meeting with Yale University Officials regarding their pools.
- ▶ The rep is also a Park & Recreation Commissioner with the town of Wellesley, MA where he spent four years researching Pool companies for their community's new pool.
- ▶ He introduced RenovAction Technology that essentially puts a pool in a pool adding a 25yr warranty. This system greatly reduces the annual maintenance by eliminating water and chemical loss. Myrtha has over 20,000 commercial pools in operation. Myrtha installed a RenovAction pool for one of the pools in Beijing Olympics. A rough estimate based on our size keeping the integrity of Community Pool for \$1.5 million. This estimate does not include any improvements to the bath house.

# CCM Data – Outdoor Pool Program

Outdoor Pool Program Information									
Community Surveyed	2015 Population	Number Outdoor Pools	Fee Charged	Fee Schedule	Season	Approximate Attendance	Approximate Annual Budget	Percent of Population Utilizing Pool	Average Expenditure per Visit
Wallingford	45,074	1	Y	Seasonal	9 Weeks	13,500	90,000	29.95%	\$6.66
Enfield	44,626	1	Y	Daily/ Seasonal	June 21-August 11 7 Weeks		49,030		
Middletown	47,043	2	Y	Daily/ Seasonal	June 17-August 13 8 weeks		13,500		
East Hartford	51,033	5	Fee only for Non-Residents	Daily/ Seasonal	June 20-August 16 8 weeks	20,000	42,100	39.19%	\$2.11
Southington	43,815	2	No Fee, Allowed one free non-resident guest	N/A	Last week of June to week after Labor Day 11-12 weeks	Does not log attendance	62,000	N/A	N/A
Trumbull	36,578	2	No Fee	N/A	Memorial Day- Labor Day 18 weeks	20,000	\$162,805	54.67%	\$8.14
Torrington	35,190	1	Y	Daily/ Seasonal	June 17-August 27 10 weeks				
Glastonbury	34,754	3	Y	Daily/ Seasonal/ Annual	June 1-September 4 13 weeks	25,000	73,200	71.90%	\$2.90
Meriden	60,293	1	Y	Seasonal	June-August 64 days	3,000	44,000	4.90%	\$14.67

\*Towns notated in red are incomplete data sets



# CCM Data – Other Pool Fees

Community Surveyed		Other Pass Options					Lessons	
		Adult	Child	Family	Senior	Description	Child	Adult
Wallingford	Resident						\$65	
	Non-Resident	\$25	\$25			2 Week dated pass		
Enfield	Resident						\$40	
	Non-Resident						\$50	
Middletown	Resident						\$40*	
	Non-Resident						\$80	
East Hartford	Resident						\$40	
	Non-Resident	\$10	\$10			Weekly pass	\$50	
Southington	Resident							
	Non-Resident							
Trumbull	Resident							
	Non-Resident							
Torrington	Resident							
	Non-Resident							
Glastonbury	Resident	\$109		\$139	\$0	Annual Pass	\$39	\$49
	Non-Resident							
Meriden	Resident							
	Non-Resident							

# Community Pool Park 2018

- ▶ The Pool Committee began meetings January 3, 2018 through September 19, 2018 over **22 meetings**. The commission was tasked with considering three options Repair, Rebuild and Reuse of the property.
- ▶ To summarize, the committee met with a variety of professionals in various lines of work: a member of the original pool committee 1991, the Mayor, Dept. of Public Health State of CT, Myrtha Pools, TLB Architecture, Creative Recreation (Playground/Splash Pad Co.), Steve Lazarus, Towns Purchasing Agent, Field visit to Trumbull, CT, Towns Risk Manager, Towns Health Sanitarian, Towns Comptroller, Towns Public Works, Gina Morgenstein, Town Councilor, Alida Cella of the Save the Pool Group and a collection of residents who attended meetings.

# Community Pool Park 2018

- ▶ **Committee Field trip** : May 9, 2018 to Trumbull, CT; population 36,000
- ▶ Trumbull has 3 public pools one indoors, one small 5 lane lap pool at a separate location and one outdoor 12,000 sf (500,000 gal. 86'x140') zero depth one side graduating to 9.5' deep end.
- ▶ Outdoor pool property had the following : full concession stand, 4 outdoor showers, separate small changing room building, playground equipment with a splash pad, shade structure and picnic area. **Bather capacity of the pool 300.**
- ▶ Season is Memorial Day to Labor Day
- ▶ Night swimming until 10pm three nights per week

# Community Pool Park 2018

- ▶ The main question facing the committee was spend money to fix an aging facility or reduce the overall footprint include a splash pad and park that can be utilized on the shoulder seasons of the pool.
- ▶ After many hours of discussion and investigation the committee focused efforts on a new facility. The Committee determined a new facility was the direction to pursue mainly due to the aging facility/equipment and the cost to rehab that will need many compliance repairs
- ▶ The committee developed a proposed plan for the **CONCEPT** of a **Community Pool Park..... a family destination.** *The project looks to promote a positive visual image of Wallingford. Enhance the quality of life, nurture and promote a healthy community with the addition of this project.*



# Community Pool Park 2018

- ▶ The committee reached a point in June 2018 that it requested approval to seek quotes for an architectural representation and facility plans to present to the Mayor and Town Council at the appropriate time possibly in September 2018.
- ▶ The committee has been working with Dave Stein, AIA, Silver and Petrucelli Associates since June 19, 2018 to develop a concept. Dave has been a pleasure to work with and on behalf of the pool committee we are quite pleased of his ability to take our requirements and further develop this concept.
- ▶ Throughout the summer we met and modified different schemes to the one being presented.

# Community Pool Park 2018

- ▶ The project consists of **a main pool 12,900 sf with shade structures, separate lap pool 3,850 sf, and a splash pad 4,710 sf.** New playground equipment for 2-5yrs and 6-12yrs, fitness playground, sand volleyball court, class 3 food service concession stand that can operate potentially for 6-7 months , refurbished bath house, picnic areas, seasonal pavilion for day time entertainment.
- ▶ The current pool at 42,850 sf and 1 million gallons of water is planned to be reduced to **21,510 sf and approximately 334,000 gallons of water.** It will allow by code a bather capacity of 860 however there will be challenges with parking and shower facilities so capacity will/may have to be limited to a number that will provide for parking and shower facilities.
- ▶ Operationally there may be reductions in water/chemical expense due to smaller size, DPW staff and paint annually, with keeping the same schedule of mid June to Mid August. The committee is proposing a pool tag fee structure to cover operating costs. Park & Recreation's management software has the ability of pass management so we are exploring pool tag options including but not limited to day passes on line.

# Community Pool Park

## ▶ OPERATIONAL COSTS:

- ▶ Regular Pool schedule Full season June 15 – August 12, 2019 (58 days open to the public + one clean up day = 59 days to budget staff) staff cost **\$67,245**
- ▶ Additional three weeks whether its on the front end or back end increase of staff cost would be **\$21,672 (79 days open to public)**
- ▶ Combined Memorial Day through Labor day additional staff cost **\$43,344 (open to the public 100 days)**
- ▶ Current pool expenses: Pool staff \$67,245. DPW staff costs open/close pool, paint pool, materials for painting, custodial bid, pump house operation bid, water, electric and chemicals \$79,085 total **\$146,330**

# Community Pool Park 2018

- ▶ **Opinion of Probable Construction Costs**: the range of costs presented will provide a sense of the overall order of magnitude for a project of this scale.
- ▶ **Site improvements**: regrading, excavations, paving, landscaping, fencing \$2,100,000
- ▶ **Pool, Pool equipment and Splash Pad**: \$1,600,000
- ▶ **Pool House Building**: renovations of the interior and exterior \$400,000
- ▶ **Playscape, canopies and Site Structures**: \$700,000
- ▶ **Soft costs**: including financing, administrative, design, legal fees and or non-construction costs range 15-20%
- ▶ **Projected range of Costs**: \$4,500,000 to \$6,000,000

## Community Pool -2019

The Recreation Dept. started to make the administration and Town Council aware of the aging condition of the Community Pool back in November of 2015 and to plan for as a future improvement project.

In 2016 spring, The Recreation Commission started discussions, meetings and field trips to determine what option makes sense repair, renovate or repurpose.

The committee has volunteered and continues to work many hours to determine the best program course for this facility. The Committee has reported to the Town Council Sept. 2017 and again Sept. 2018.

The Pool Committee through 22+ meetings from January to June of 2018 created a "Concept" of aquatic and park features to improve the aging community pool to promote a positive visual image of Wallingford as well as promote a healthy community.

March 15 2019, a design firm was selected. March 26, 2019 funding was requested and approved by the Town Council for the Design services God Bless America.

Since March 26 no work has been done until the 30 day bond ordinance appeal period expires and the contract has been reviewed and signed.

Once the contract has been executed the Pool Committee and TLB will meet to plan the course of action to achieving a design and cost estimate for the project.

Our challenge will be over the next 2-3 months is to create a facility that will be properly sized. Construction cost, water use, maintenance, equipment, staff, non-resident use and a balance with available parking are just some of the considerations to be examined.

# Wallingford Plan of Conservation and Development 2016-2026



Adopted Plan  
Effective June 13, 2016

*Prepared by:*



## Community Facilities Goals and Strategies

<b>Where We're Going: Goals</b>	<b>How We'll Get There: Recommended Strategies</b>
Capitalize on historic assets in and around Town Center	Convene Committee to recommend best use of historic rail station that encourages community use and visibility through year-round, frequent activity. This may include continuing and supplementing current Board of Ed uses.
Improve Gateway into Town Center from Route 15	Identify streetscape improvements along Quinnipiac and Washington Streets to enhance entrance to Town Center. <ul style="list-style-type: none"> <li>♦ Potential improvements could include sidewalk improvements, street furnishings, lighting and signage.</li> <li>♦ Include prioritized improvements in Capital Improvements Plan.</li> </ul>
Improve Gateway into Town Center from Route 15	Identify priority improvements to enhance the gateway role of Wallace Park, including signage, fencing, irrigation, and enhanced turf and landscaping, and incorporate in the Capital Improvements Plan.
Make Community Lake a major natural resource, recreational community asset and attraction	Disband Community Lake Restoration Committee and reform as a Community Lake Recreational Area Committee to explore potential uses that would capitalize on and showcase the Community Lake area, including the former Choate Boathouse property, make recommendations and identify funding sources. <ul style="list-style-type: none"> <li>♦ Committee should have representation from Parks and Recreation, Youth Services, Wallingford Public Schools, Conservation Commission, Engineering, Planning, Town Council, Quinnipiac River Watershed Association, and River Advocates, among others.</li> <li>♦ Potential future uses to explore: STEM Academy, nature center, or community center.</li> </ul>
Prepare for anticipated changes in enrollment patterns and educational programming, and align school facilities with projected need	Conduct a School Facilities Master Plan. <ul style="list-style-type: none"> <li>♦ Develop enrollment projections, capacity and utilization analyses, and develop scenarios for future use of existing schools and Board of Education facilities.</li> <li>♦ Consider whether the master plan should be done in conjunction with a Townwide Facilities Master Plan to assist in identifying opportunities for co-location of programming/ facilities.</li> </ul>
Promote energy conservation through Town operations, infrastructure, and services	Conduct Energy Action Plan. <ul style="list-style-type: none"> <li>♦ Identify opportunities for energy savings in Town operations and facilities.</li> <li>♦ Work to implement recommendations as funding becomes available.</li> </ul>
Promote energy conservation through Town operations, infrastructure, and services	Support efforts to provide electric vehicle charging stations at key facilities including retail hubs, large offices, Town parking facilities, and NHHS train station.

<b>Where We're Going: Goals</b>	<b>How We'll Get There: Recommended Strategies</b>
Provide suitable space for departmental and community program needs	Conduct an Athletic Facilities Master Plan. <ul style="list-style-type: none"> <li>♦ Inventory fields, courts and play areas; assess conditions and community needs; and recommend appropriate operational and capital improvements, and maintenance practices.</li> <li>♦ Work to implement recommendations.</li> </ul>
Provide suitable space for departmental and community program needs	Conduct a Townwide Facilities Plan. <ul style="list-style-type: none"> <li>♦ Inventory current Town facilities and uses, identify operational and storage needs across all departments, assess opportunities for enhanced operational efficiency and/or estimate total unmet space needs.</li> <li>♦ Consider whether an overall Town facilities study should be conducted in conjunction with a School Facilities Master Plan in order to identify co-location opportunities. Work to implement the recommendations.</li> </ul>
Support and promote outdoor recreational assets	Support Phases IV/V of Quinnipiac River Linear Trail.
Support and promote outdoor recreational assets	Prioritize improvements for Grand & Washington Park in Capital Improvement Planning and implementation.



## Wallingford POCD Strategies

Topic Area	Where We're Going: Goals	How We'll Get There: Recommended Strategies	Who Leads: Responsible Agency	Support Agencies	How Important?	How Soon?	Sustain-ability
Agriculture	Preserve existing agricultural operations in Wallingford	Promote agricultural businesses and supportive industries that are vital to the local and regional economy, while simultaneously preserving prime farmland through the acquisition of development rights and, to the extent practical, the avoidance, minimization and/or mitigation of the loss or conversion of agricultural lands associated with development actions.	Conservation Commission	Town Council	Medium	Ongoing	Ⓟ
Agriculture	Provide educational opportunities leveraging Wallingford agriculture	Coordinate educational sessions on land management techniques and practices with UConn Extension, CT Farm Bureau, local agri-businesses, and other regional experts.	Conservation Commission		Medium	Ongoing	Ⓟ
Agriculture	Promote access to locally grown foods	Work with schools to promote ongoing and expanded farm-to-school food service programming and student gardens. <ul style="list-style-type: none"> <li>Encourage participation and assistance from Agricultural Science students in providing programming to younger grades.</li> </ul>	Conservation Commission	Board of Ed, Public Works	Medium	Short-Mid	Ⓟ
Agriculture	Promote access to locally grown foods	Maintain and expand Wallingford's community garden program. <ul style="list-style-type: none"> <li>Identify an appropriate site on the west side of Town for a second community garden to meet current and future demands.</li> <li>Continue to develop and manage East Side Community Garden</li> </ul>	Conservation Commission	Parks and Rec, Public Works, Town Council	Medium	Mid	Ⓟ
Community Facilities	Promote energy conservation through Town operations, infrastructure, and services	Support efforts to provide electric vehicle charging stations at key facilities including retail hubs, large offices, Town parking facilities, and NHHS train station.	Energy Conservation Commission	Engineering, Town Admin.	Low	Ongoing	Ⓟ
Community Facilities	Support and promote outdoor recreational assets	Support Phases IV/V of Quinnipiac River Linear Trail.	Town Council	Engineering, Planning Department, Parks and Rec, Town Admin., QRLT	Medium	Ongoing	

## Wallingford POCD Strategies

Topic Area	Where We're Going: Goals	How We'll Get There: Recommended Strategies	Who Leads: Responsible Agency	Support Agencies	How Important?	How Soon?	Sustain-ability
Community Facilities	Capitalize on historic assets in and around Town Center	Convene Committee to recommend best use of historic rail station that encourages community use and visibility through year-round, frequent activity. This may include continuing and supplementing current Board of Ed uses.	Town Council	Board of Ed, WCI, Economic Development Commission	High	Short	
Community Facilities	Make Community Lake a major natural resource, recreational community asset and attraction	Disband Community Lake Restoration Committee and reform as a Community Lake Recreational Area Committee to explore potential uses that would capitalize on and showcase the Community Lake area, including the former Choate Boathouse property, make recommendations and identify funding sources. <ul style="list-style-type: none"> <li>• Committee should have representation from Parks and Recreation, Youth Services, Wallingford Public Schools, Conservation Commission, Engineering, Planning, Town Council, Quininiac River Watershed Association, and River Advocates, among others.</li> <li>• Potential future uses to explore: STEM Academy, nature center, or community center.</li> </ul>	Town Council	Parks & Rec, Youth & Social Services, WPS, Engineering, Planning Dept., RA, QRWA	High	Short	
Community Facilities	Prepare for anticipated changes in enrollment patterns and educational programming, and align school facilities with projected need	Conduct a School Facilities Master Plan. <ul style="list-style-type: none"> <li>• Develop enrollment projections, capacity and utilization analyses, and develop scenarios for future use of existing schools and Board of Education facilities.</li> <li>• Consider whether the master plan should be done in conjunction with a Townwide Facilities Master Plan to assist in identifying opportunities for co-location of programming/ facilities.</li> </ul>	Board of Ed	Town Council, Parks & Rec, Town Admin.	Low	Short	
Community Facilities	Promote energy conservation through Town operations, infrastructure, and services	Conduct Energy Action Plan. <ul style="list-style-type: none"> <li>• Identify opportunities for energy savings in Town operations and facilities.</li> <li>• Work to implement recommendations as funding becomes available.</li> </ul>	Energy Conservation Commission	Public Utilities, Public Works, Town Council, Town Admin.	Medium	Short-Long	

*RS*

## Wallingford POCD Strategies

Topic Area	Where We're Going: Goals	How We'll Get There: Recommended Strategies	Who Leads: Responsible Agency	Support Agencies	How Important?	How Soon?	Sustain-ability
Community Facilities	Provide suitable space for departmental and community program needs	Conduct an Athletic Facilities Master Plan. <ul style="list-style-type: none"> <li>• Inventory fields, courts and play areas; assess conditions and community needs; and recommend appropriate operational and capital improvements, and maintenance practices.</li> <li>• Work to implement recommendations.</li> </ul>	Recreation Commission	Town Council, Parks and Rec., Board of Ed, Town Admin.	High	Short-Long	
Community Facilities	Support and promote outdoor recreational assets	Prioritize improvements for Grand & Washington Park in Capital Improvement Planning and implementation.	Recreation Commission	Town Council, Parks and Rec., Town Admin.	Low	Short-Long	
Community Facilities	Provide suitable space for departmental and community program needs	Conduct a Townwide Facilities Plan. <ul style="list-style-type: none"> <li>• Inventory current Town facilities and uses, identify operational and storage needs across all departments, assess opportunities for enhanced operational efficiency and/or estimate total unmet space needs.</li> <li>• Consider whether an overall Town facilities study should be conducted in conjunction with a School Facilities Master Plan in order to identify co-location opportunities.</li> <li>• Work to implement recommendations.</li> </ul>	Town Council	All Town Departments, Town Admin.	High	Short-Long	
Community Facilities	Improve Gateway into Town Center from Route 15	Identify streetscape improvements along Quinipiack and Washington Streets to enhance entrance to Town Center. <ul style="list-style-type: none"> <li>• Potential improvements could include sidewalk improvements, street furnishings, lighting and signage.</li> <li>• Include prioritized improvements in Capital Improvements Plan.</li> </ul>	Engineering	Town Council, Economic Development Commission, WCI, Planning Dept	Medium	Mid	
Community Facilities	Improve Gateway into Town Center from Route 15	Identify priority improvements to enhance the gateway role of Wallace Park, including signage, fencing, irrigation, and enhanced turf and landscaping, and incorporate in the Capital Improvements Plan.	Recreation Commission	Town Council, Parks and Rec.	Medium	Mid	
Economic Development	Attract new businesses to key industrial areas	<b>Work to locate new tenant(s) for Bristol-Myers Squibb facility.</b> <ul style="list-style-type: none"> <li>• Continue to monitor situation and interested parties.</li> <li>• Explore incentives for further redevelopment, such as an Enterprise Zone.</li> </ul>	Economic Development Commission	Planning Dept, Planning & Zoning Commission	Highest	Short	

RS

## Wallingford POCD Strategies

Topic Area	Where We're Going: Goals	How We'll Get There: Recommended Strategies	Who Leads: Responsible Agency	Support Agencies	How Important?	How Soon?	Sustainability
Housing	Support a variety of housing options suited to older residents	Review use of accessory apartment allowances in zoning and consider incorporating flexibility for larger accessory units to meet needs of older adults downsizing within the community.	Planning & Zoning Commission	Planning Dept.	Medium	Short-Mid	
Housing	Support a variety of housing options suited to older residents	Revise Downtown Apartment District and/or R-6 zone to provide incentives for accessible single-level homes attractive to older downsizing homeowners.	Planning & Zoning Commission	Planning Dept.	Medium	Mid	
Natural Resources	Acquire and conserve open space that complements existing holdings	Pursue acquisitions of open and agricultural lands as designated in Conservation Commission's Open Space Plan.	Conservation Commission	Town Council, Town Admin.	Medium	Ongoing	
Natural Resources	Coordinate conservation and sustainability efforts	Coordinate between Conservation Commission and Energy Conservation Commission through annual joint meetings and ongoing communication.	Conservation Commission/ Energy Commission		Medium	Ongoing	
Natural Resources	Promote sustainable development	Educate public and policymakers on fiscal and environmental advantages of keeping land in natural state rather than low-density residential development	Conservation Commission	QRWA	Medium	Ongoing	
Natural Resources	Support and promote outdoor recreational assets	Engage in dialogue with DEEP on the potential to dredge and maintain North Farms Reservoir for recreational purposes.	Town Council	Conservation Commission, Parks and Rec	Low	Ongoing	
Natural Resources	Hold open space and recreational areas to a high state of maintenance	Coordinate between conservation land holders/ managers and Town Departments to set maintenance priorities and responsibilities.	Conservation Commission	Parks and Rec., Wallingford Land Trust, Town Admin.	High	Short	
Natural Resources	Protect sensitive and valuable habitats and scenic areas	<ul style="list-style-type: none"> <li>Complete riparian buffer work along Wharton Brook.</li> <li>Implement Riparian Buffer Management Plan for Muddy River.</li> </ul>	Conservation Commission		Medium	Short	

## Wallingford POCD Strategies

Topic Area	Where We're Going: Goals	How We'll Get There: Recommended Strategies	Who Leads: Responsible Agency	Support Agencies	How Important?	How Soon?	Sustain-ability
Natural Resources	Reduce stormwater runoff impacts of development	Revise zoning regulations to incorporate best management practices. <ul style="list-style-type: none"> <li>• Incorporate low-impact development standards in zoning regulations throughout commercial and industrial districts.</li> <li>• Adopt strengthened Watershed Protection District regulations already prepared.</li> <li>• Educate landowners, developers, and zoning administrators on application and implementation of best practices.</li> </ul>	Planning & Zoning Commission	Economic Development Commission, Conservation Commission, Planning Dept, Wetlands Officer	High	Short	PS
Natural Resources	Acquire and conserve open space that complements existing holdings	Consider adopting a 'fee in lieu' of open space provision in land use regulations to enable financial contributions to a Land Conservation Fund for open space acquisitions in place of open space dedications in developments.	Planning & Zoning Commission	Conservation Commission, Planning Dept.	High	Short-Mid	PS
Natural Resources	Plan for future open space needs	Update Open Space Plan. <ul style="list-style-type: none"> <li>• Designate target areas for future acquisitions and incorporate in the Future Land Use Plan as appropriate.</li> <li>• Identify maintenance priorities and responsible agencies.</li> <li>• Identify potential amenities in existing open space areas.</li> <li>• Conserve and protect Wallingford's biodiversity. State-designated Critical Habitats, and watershed area.</li> </ul>	Conservation Commission	Town Council, private conservation groups	Medium	Short-Mid	PS
Natural Resources	Support and promote outdoor recreational assets	Develop and locally publicize online guide to Town/Land Trust open space holdings for recreational use.	Conservation Commission	Wallingford Land Trust, Town Council	Medium	Short-Mid	
Natural Resources	Minimize impacts of invasive species	Enforce state statutes restricting planting of invasive species, such as bamboo. <ul style="list-style-type: none"> <li>• Direct town staff to enforce state statute (via ordinance if deemed necessary).</li> <li>• Conduct public education campaign surrounding invasive species and home gardening.</li> </ul>	Conservation Commission	Town Council, Town Admin.	Low	Mid	PS
Natural Resources	Protect sensitive and valuable habitats and scenic areas	Develop Ridge/line Protection overlay zone aligned with goals of the Metacomet Ridge Compact to restrict uses that may have detrimental impacts to the traprock ridge.	Planning & Zoning Commission	Conservation Commission, Planning Dept.	Low	Mid	PS
Natural Resources	Enhance recreational amenities in open space areas	Develop soft trails around Fresh Meadows. <ul style="list-style-type: none"> <li>• Seek funding and donations for new trail system.</li> <li>• Design and build as funding becomes available.</li> </ul>	Conservation Commission	Town Council, Public Works, Parks and Rec	Low	Mid-Long	

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# WALLINGFORD PARKS AND RECREATION COMMISSION

## To whom it may concern:

I've decided to write and submit into the minutes this missive in order to assure its reception to any and all who have been interested, a part of, or yet to be involved in the Wallingford Community Pool/Park project.

The following is an explanation as to why this commission has chosen to table the project that we've toiled over for the the last five plus years. When we were first charged with examining the state of the then existing community pool property two years before the birth of the project, we had discovered the lowly state of the rapidly aging pool and, more to our surprise, the massive hole it would leave in the town budget year after year. Our first plan of action was to find a reasonable monetary number based on the surrounding communities to raise our yearly cost to use the pool. This was immediately met with staunch resistance from Mayor Dickinson who after repeated requests reluctantly suggested we increase the tag price by one dollar. After multiple meetings and documentation showing yearly losses ranging from **\$60,000 to \$109,000**, we were able to settle on a \$5.00 per tag raise. This accomplished very little in the way of stopping the economic bleed.

Fast forwarding a bit, considering the pool was in its last years of sensible service and well past its life expectancy as a commission, in conjunction with Director John Gawlack, we began to foster ideas that would not only redesign the pool into a safe and sensible size but through painstaking research which included multiple trips to several towns who had recently rehabbed or replaced their community pools, we decided to reimagine the entire park as more than just a pool and create a destination that would bolster the value of being a Wallingford resident and community member. This town deserves an aquatics and activity facility owned and operated by the people of Wallingford that's not just a crumbling concrete pond that leaks as much water as it does tax payer money. Throughout this process the original idea of what we were to propose has been twisted and turned into nothing but a new pool. Of course, while the pool was to be the centerpiece of the park, the surrounding amenities were carefully chosen to give access and availability year round when weather would permit. These amenities included a large splashpad, low impact exercise circuit, small staged pavilion, newly redesigned and rebuilt bath house with concession services, volley ball/sport court etc.

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As the process moved forward, we as a commission decided it was in the best interest of this body to create a sub-committee for the project that would report back to the commission. This sub-committee was to consist of both commissioners and members of the public which included the former chair of the last two pool committees that existed in the 1990s. Between the sub-committee and the commission we were able to put together a proposal for the town council and the mayor to review. As you can imagine, it was a tremendous amount of voluntary work that ultimately garnered the praise and compliment of the entire council. After a few revisions and countless meetings, we found ourselves a year plus into the project. By this point (late 2018), we were able to send the project out to bid on the initial design provided by Silver Petrucelli + Associates. The bids were received and reviewed resulting in a winning bid totaling \$6,181,000. **This bid was voted on by the council and unanimously approved.**

With plans now in place to break ground in the near future, the pool as it sat was to be demolished and a new park was to be constructed. In the late months of 2019 word of what was to be the COVID19 pandemic began to seed itself and the mayor, with rightful concern, took this opportunity to veto the unanimous decision by the then council to move forward. Without the earlier votes of all of the council members to override his veto, he was able to halt the process. His initial concerns being the pandemic were not taken lightly, however, on June 20th 2020 the state health department released its guidance stating that all open air community pools were safe to open providing the guidance was followed. After a recent call to the state health department, it was confirmed that they as a department have not looked back nor changed their recommendation since.

As the pandemic raged and finally began to recede we, having regrouped, reached out to the construction company inquiring if by any small miracle they would be able to retain their original price and were met with an expected denial. This meant the entire bidding process would have to be reinitiated and sent back out to the business community. We would meet with the mayor on multiple occasions in the subsequent months to begin what was to be a very frustrating process to get the project back on track. These efforts were met with great resistance and reasons that varied wildly depending on the meeting we had. They were met with the same result: a staunch "No!" Different reasons were provided each time: covid, money, resurgence of covid, unclear economic forecasts, the worry that bidding the project would give false hope that it would move forward and, lastly, it's going to cost too much. The last statement has resulted in the tabling of the project. We, as a commission, have a difficult time understanding that logic. Denying a process that will tell us how much it will cost because it will cost too much doesn't make any sense. The cost of sending this back out to bid is essentially a rounding error compared to the **the money that has already been spent totaling \$477,000.**

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It is with great sadness that we've come to this point. Hundreds and hundreds of volunteer hours have been spent away from families, away from friends, and away from professional lives to attempt to bring this project to life for the betterment of our town. A destination that any town would envy. A place to go that holds entertainment value for all ages. Something that moves Wallingford forward. It would be a step up and away from the "lets put a bandaid on it and move along" wound that this town has been slowly bleeding from for far too long. As a commission, our main goal is to have the parks and recreational facilities to be point of pride among our community members. When the council and the mayor call on us again, we will be ready. However, as of today, we are through wasting precious time while we wait for that to happen.

While this is not a resignation, we are struggling to see a reasonable path forward. We appreciate your time and consideration, and hope that there is a directional change on the horizon.

Sincerely,

Jason Michael  
Parks and Recreation Commission Chairman

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