

THE PARTNERSHIP OF LYONS • MATHER • LECHNER *Architects*

March 12, 1984

Mr. J. E. Kennedy
250 North Elm Street
Wallingford, Connecticut 06492

Re: Simpson-Taber RPC

Dear Mr. Kennedy:

The following comments are in response to your request for a few thoughts with regard to the Simpson-Taber Residence and the neighboring new Library, which we designed.

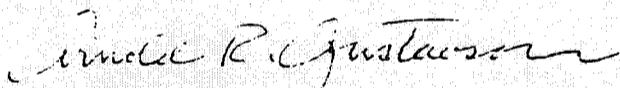
The "Simpson-Taber" Residence was always a very important consideration when initial designs for the new Library were considered. The south elevation of this residence had never been "crowded" by any other structures and we were reluctant to cause this effect with the new Library. By keeping the Library facade set back from the existing buildings along Main Street, we feel we have also succeeded in minimizing the impact of its size on the area. At the same time, the Library "frames" the Taber Residence along its northerly side.

We believe the design of the Residence and the Library serve to highlight each other by their contrast and at the same time emphasize the open plaza in front of the Library.

We have no knowledge of the physical condition of the Taber Residence, but feel sure your Committee has already looked into that.

It was a pleasure to work with the Town and its Building Committee for the Library. We hope your efforts with regard to the Taber Residence will be successful.

Sincerely,


Arnold R. Gustavson

Summary of Town Council Minutes

March 30, 1984 Special Meeting

	<u>Page</u>
Approved a transfer of \$4,000 from A/C 503-130 to A/C 504-140 for Public Works for snow removal wages	1
Approved a transfer of \$4,000 from A/C 504-455 to A/C 504-140 for Public Works for snow removal wages	1
Approved an appropriation of \$1,750 from A/C 805-319 to A/C 202-450, Dog Pound, installation of methane gas warning system	1-4
Meeting adjourned	4

Special Town Council MeetingMarch 30, 19845:30 p.m.

A special meeting of the Wallingford Town Council was held in Council Chambers and was called to order by Chairman Parisi at 5:30 p.m. This meeting was necessary to act on two transfers for Public Works and one appropriation for the Dog Pound. Answering present to the roll called by Rosemary A. Rascati, Town Clerk, were Council members Bergamini, Diana, Gessert, Papale, Parisi, Polanski and Rys. Mayor Dickinson was also present.

Chairman Parisi noted for the record that Councilman Krupp was unable to arrive at meetings scheduled at this time due to the fact that he worked out of town. Councilman Killen had previous plans out of town and was unable to attend.

Mr. Parisi read the 3/29/84 memo from Mr. Deak requesting a transfer of \$4,000 for snow removal wages.

Mrs. Papale moved a transfer of \$4,000 from A/C 503-130 to A/C 504-140, Public Works, seconded by Mrs. Bergamini.

Vote: Council members Bergamini, Diana, Gessert, Papale, Parisi, Polanski and Rys voted aye and the motion was passed.

Mr. Gessert moved a transfer of \$4,000 from A/C 504-455 to A/C 504-140, Public Works, seconded by Mrs. Bergamini.

Vote: Council members Bergamini, Diana, Gessert, Papale, Parisi, Polanski and Rys voted aye and the motion was passed.

Mr. Gessert noted that the original transfers were requested in the amount of \$2,000 and then changed to \$4,000 and Mr. Deak explained that this was necessary because the men had to work all night and it was originally anticipated that this would not be necessary. Mayor Dickinson noted that Mr. Deak telephoned him at 9:30 p.m. on 3/29/84 to request the increase in the transfer.

Mr. Gessert moved an appropriation of \$1,750 from A/C 805-319 to A/C 202-450 requested by the Dog Warden. This motion was seconded by Mrs. Bergamini.

Mr. Polanski asked for a breakdown of the methane warning system and caulking of cracks in the floor and Mr. Hamel noted that the methane alarm system will cost about \$1,650 including installation and \$100 for equipment and caulking to cracks in the floor.

Mayor Dickinson: I just wanted to point out so that everyone is aware that we have tried to move ahead with making the Pound habitable sooner than originally intended because of the problem Mrs. Gianotti now faces with the Holiday Pet Lodge's request that she vacate those premises by April 11, 1984. Work on the trench is pending DEP approval and it does not appear that this work will commence on April 1. The primary concern is the safety of Shirley and Jane and Don Harwood, Fire Marshal, is here if you have any questions.

This work is necessary even with the trench but, hopefully, this will speed up the ability to move back into the Dog Pound.

Mr. Diana: The trench has not yet been approved by DEP?

Mayor Dickinson: The plans were to be delivered to DEP today.

Mr. Diana: Why is it safe now for Shirley to go back and it wasn't 3 months ago?

Mayor Dickinson: It is not safe until this work is done and we have had distinct climatic changes and the expectation is that there will not be the migration problem that there has been. It is conditioned upon this work being done first and even then, it is going to take testing and if it doesn't meet standards, we will not be able to move Shirley back in there.

Ideally, we would have the whole project finished, trench and methane warning alarm, but we are trying to move it ahead.

209

Mr. Hamel: Because it is getting warmer, the doors and windows can be left open and the weather conditions are more conducive to this being a viable solution now.

Mr. Diana: Mr. Hamel's 3/29/84 letter indicates that Victor Scionti has advised us that the warning system will be necessary for occupancy of the building even after the trench is installed. We were told that once the trench is installed, it alleviates the dog pound problem.

Mr. Harwood: There is refuse under the Dog Pound and since we are not going to move the Dog Pound, there will be some refuse left in that area. Caulking the cracks in the concrete slab of the Dog Pound floor will alleviate migration. Taking Shirley's safety into consideration, there could be conditions which allow gas to enter into that building and that is the reason we want to maintain a methane gas monitoring system in the building.

Mr. Diana: On 2/28/84, Mr. Jones of DeCarlo & Doll, Inc. told this Council that the problem would be solved (after spending approximately \$23,000) in answer to a question by Mr. Krupp. Does the Bradlees warehouse need to have a methane alarm installed?

Mr. Hamel: The trench will be just about in back of the Pound. If there were any failure, even a slight failure, for any reason, it is a question of being sure that the occupants of the Dog Pound are protected. Victor said from day one that if the Dog Pound is going to be occupied again, there must be a methane detection system installed to give warning.

Mr. Diana: Are we in fact doing the right thing by putting Shirley back into that building?

Mr. Harwood: Before we address that question, I will back up a little. There is a difference between Bradlees warehouse and the Dog Pound. Bradlees environment has never shown us that it was a dangerous condition. At floor level where they have cracks, we were able to detect methane migration into the building; at no time was that building ever in danger. That is not the case with the Dog Pound. Since we were in the worst of conditions during the winter and Bradlees was never affected, I would safely assume that it won't get any worse when we finally have the trench installed. The migration will be stopped. The Dog Pound was built on top of refuse.

Mr. Diana: Why are we bringing Shirley back to that area?

Mr. Harwood: If the system works the way we feel it will, it will be made safe.

Mr. Diana: There is no question in my mind that after this is installed, Phil will come back to us and ask for more money.

Mr. Hamel: To the best of my knowledge, I will not. There is one thing I mentioned in the letter that is still a possible problem and that is the fan system. If the fan system will not evacuate the roof area properly, they may have to be moved. If they are not big enough to evacuate the building quickly enough, we may have to change the plans. We have not had time to evaluate that. It is a question of protecting the Dog Pound and installing the trench.

Mayor Dickinson: A definite determination of refuse under the Dog Pound has not been made at this point. Test borings around the building show refuse but an excavation will determine if there is refuse under the building.

Mr. Parisi stated that an engineer should be able to put the right size fans in the right places in the Dog Pound the first time around. Mr. Hamel stated that the fans already exist in the building which were originally installed for ventilation of odors, etc. Hopefully, those fans will be able to be used in conjunction with the methane alarm monitoring system.

Mr. Diana: \$1,750 is not a great deal of money to protect Shirley and Jane considering all the efforts they have made for the Town. My point is that if we had another building available, what would it cost to move the fencing elsewhere?

Mr. Hamel: The building is designed to enable it to be washed down with a hose--there are gutters, etc.

Mr. Parisi: It would be an expensive proposition to move the chain link fencing.

Mr. Diana: I feel we must do this right the first time and everyone knows my feelings on this.

Vote: Council members Bergamini, Gessert, Papale, Parisi, Polanski and Rys voted aye. Councilman Diana voted no and the motion was passed.

Mr. Parisi: Phil, I'm sure most of us were saddened by the newspaper article which noted that you will be leaving us but I think we are also happy that you will be embarking on something you want to do. Most of us are aware that you went above and beyond the last couple of years with your concern for the Town of Wallingford. We want to express now that we appreciate all your time and efforts for the Town of Wallingford and wish you well in the future.

Mr. Hamel: Thank you very much.

Mrs. Papale: I know how anxious Phil is to complete his job and pursue his new venture. I think as a Council we should show our appreciation that he will stay on part-time to work on our waste recovery project and we do appreciate this.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 5:50 p.m.

Delores B. Fetta
Council Secretary

Approved


Robert F. Parisi Council Chairman

4-10-84
Date


Rosemary A. Rascati, Town Clerk

4-10-84
Date