

BEACH IMPROVEMENT COMMITTEE
APRIL 27, 2009

PRESENT WERE: Gail Fuller, Tim Griswold, Seb Bartolotta, Don Bugbee and Kim Groves.

Gail Fuller reported that she had met with Tim Griswold a few weeks ago to discuss the information she received regarding bathrooms. Fuller stated she also discussed the water table at the site with Tom Metcalf. Metcalf indicated the footings could only go into the ground 2 ½ feet. Fuller stated the two systems the committee has discussed require 6 ft - 8ft. in depth under the toilets which would require the majority of the structure be kept above ground creating a high building. Fuller stated she did receive prices from both Pheonix and Clevus relative to the installation of the system.

The price for the Pheonix for 5 units (including the facility, the equipment, installation, and shipping) would amount to \$211,000.00. Fuller noted in order to meet the health code requirements for the area, there would need to be a total of 8 units which would be approximately an additional \$30,000.00 therefore the total would be approximately \$240,000.00.

Fuller stated the Clevus system requires a cement foundation. She also noted that Clevus did provide a price for the construction of the building, but the price was very high and she felt it would be far more cost effective for the town to retain its own contractor for the construction of the building. Bartolotta stated if this company constructed the building and provided the bathroom facilities, the cost would be close to \$500,000.00.

Griswold expressed concern about the height and length of the handicap ramp that would be required to get to the bathrooms. Fuller stated she discussed this concern with Mr. Rose who recommended the ramp make several turns in order to avoid the steep slope into the facility.

Fuller also submitted a brochure from a company called Romtec which she found on the internet. The committee reviewed their informational material. Seb Bartolotta agreed to contact Romtec to obtain further details on their product.

Bartolotta stated, based on the schematics provided, he thought it might be beneficial to research the cost for the use of a temporary trailer for bathroom facilities at the site. He said the cost was approximately \$18,000.00 a season. Therefore, Bartolotta suggested the parking fee price be raised to park in the town lot in order to cover a portion of the rental cost for the facility. Fuller expressed concern about renting over owning. Discussion ensued.

Griswold asked if that fee included cleaning. Bartolotta indicated it did not. Fuller stated the cost submitted from Surburban was approximately \$3,800 per month for a 24 foot trailer. Bartolotta stated that Jerry Vowles has offered to clean the facility. Fuller stated this is the service for pumping out the system. Bugbee stated that currently the port-o-potties are cleaned five times a week. Bartolotta stated he would do some further research to find out the exact cost of the rental and how much could be offset by an increase in parking fees for the town lot. Bugbee asked if the private lots would also be increasing their fees. Bartolotta stated the private lots set their own rates. Bugbee asked if the private lots would be contributing to the cost of the facilities to defray the cost since they would be benefitting as well from the town increasing their fees. Bartolotta stated they would not.

Griswold stated there are currently 202 commercial parking spaces in 8 private lots and the town charges \$10.00 per year for each space. Griswold said the town currently receives \$2,020.00 annually. He stated the last time this fee was raised from \$5.00 a space to \$10.00 a space was in 2002. He stated over the period from 2000 to present, the cost for parking in those lots was \$6.00 weekdays and \$8.00 weekends/holidays and in 2001 it was raised to \$8.00/\$10.00 and in 2003 to \$10/\$15.00. The fee for the permit has not increased in the last 6 years. Griswold said over the last nine years the parking fees have doubled but there has been no increases in the permit fee. Griswold stated if the town increases the permit fee from \$10 to \$25.00 per space that would generate an additional \$3,000.00 in revenue to the town from the 8 private lots. Griswold stated based on a typical parking lot, using the months of June, July and August excluding May, there are 67 weekdays and 28 weekend holidays, therefore if you fill up the spaces everyday (which you don't but if you did) that one space would generate probably around \$1,100.00, therefore 80 percent of that is around \$900.00, but obviously during a good weekend that same space will be sold more than once. Griswold stated if it was around \$900.00 the fee at \$10.00 is obviously a very small percentage and at \$25.00 it would be approximately 3 percent. Griswold stated that the town is supplying all the toilets, police and other necessities and the private lots are making their revenue with no cost other than insurance and their personal time. Griswold stated at the Selectmen's meeting he noted that this fee has not been changed in many years and therefore he hoped this committee would make a recommendation. Griswold also noted that Miami Beach has expressed concern about the costs they incur for the beach cleaning and security and the town has given them an additional \$5,000.00 to help defray that cost. Bartolotta stated he agreed that the scale isn't quite where it should be but also expressed concern about the illegal lots. Discussion ensued.

Kim Groves made a recommendation to raise the fee from \$10.00 a space to \$20.00 a space for the permitted lots per season. Seb Bartolotta concurred.

The committee also discussed contacting Claude Brouillard to inquire about leasing his area on the north end of the El Morocco in order to minimize parking in the area.

The questions was raised as to whether Zoning allows port-o-potties on individual residential lots. Groves stated she could check with Ann Brown for clarification on this issue.

Groves asked about the possibility of closing the town lot which would eliminate a large number of the parking spaces. Fuller stated there would still be a need for bathrooms. Groves stated the town would be eliminating 91 spaces. Fuller stated there would still be people on the beach. Groves stated those people would be using their own cottages. Fuller stated there are 8 other permitted lots in the area. Groves stated the elimination of the town lot would cut some of the overhead costs in that area, such as police, town employees, etc. Fuller stated it does bring in revenue. Groves stated she thought the cost of police far exceed the revenue generated in the town lot. Groves stated it would also cut down on the crowding on the beach, the need for cooler inspections and parking lot attendants. Griswold stated the private lots still would be generating people onto the beach. Groves suggested each of the individual lots provide port-o-potties for the use of their patrons. Fuller asked Bartolotta if he would be willing to put a port-a-potty into his lot. Bartolotta stated he would not. Groves stated it would make it a much more private beach for the families who pay taxes in that area. Bartolotta asked what the town would do with those ninety cars. Groves stated the traffic would slow down because there wouldn't be anywhere to park. Fuller stated that she felt the traffic would continue and would just be circling around for longer periods waiting for a space to become available in one of the 8 lots. Fuller stated she did not think the individual private lots would want to pay to have the portable toilets. Groves stated the fee for those lots is currently based on a one time charge by the town of \$10.00 a space. Fuller stated that is approximately \$2,000 in revenue to the town. Bartolotta stated he felt there would be a lot of static from the neighbors if he was to place a portable toilet in his lot. Groves stated the town deals with complaints from the area residents meeting after meeting and year after year. Bartolotta expressed concern about the possibility of an increase in the illegal parking lots if the town lot closed.

Bartolotta noted several items that needed to be discussed:

1. The benches need to be repaired.
2. The garbage pails placed directly at the end of Hartford Avenue should be scattered in different areas because he felt they created an eye sore being placed all together in one location.
3. Flowers for the planter
4. Placement of rocks at the end of Swan Avenue
5. Parking of the tow trucks at the end of Hartford Avenue

The committee stated that a lot of these issues had been resolved when Mr. Bartolotta was unable to attend the meetings.

The next meeting will be held on Wednesday, May 27th, 2009 at 4:00 p.m.

Respectfully submitted,

Kim Groves
Land Use Administrator