

Newtown Community Center Commission  
Special Meeting  
Tuesday, November 28, 2023  
8 Simpson Street  
Newtown, CT 06460

*These minutes are subject to approval by the Commission*

The Commission met Tuesday, November 28, 2023 in the Community Center Meeting room. Ms. Walsh called the meeting to order at 7:00pm. The meeting opened with the Pledge of Allegiance.

**PRESENT:** Kinga Walsh, Jean Coville Dawe, Fred Taylor, Ben Ruben Sr, Cheyanne Wirtz, Alexander Saveo (HS), Jeff Tousignant, Jordana Bloom

**ABSENT:** Isabel Khazadian (HS)

**ALSO PRESENT:** Community Center Director Matt Ariniello

**Public Participation** – None

**Minutes** – J. Coville Dawe moved to approve the minutes of the 10/17/23 meeting. B. Ruben Sr. seconded, all in favor.

**Director's Report** – Matt Ariniello reported that at the first indoor winter farmers market there were 10 vendors and it was a great success. The next one scheduled is December 19 and there are more vendors. The Sip and Shop is this Friday night and they are still in need of volunteers. The facial recognition lockers were installed in hopes to ease some of the locker room congestion. This is a pilot location and they are starting to sell these across the country. They are beginning to plan for summer camp. Registration for summer camp begins March 1. Matt Ariniello also provided a structural engineering report (att.) for the cracking and separation in the pool. Fortunately, it does not look to be structural. They are monitoring the situation to determine when the best time to make the repairs will be. They do not want to rush it because there is concern that once it is repaired what is to say there won't be additional settlement.

**Financials** – Matt Ariniello provided the year-to-date financials (att.).

*Housekeeping proposals* – Matt Ariniello reported that he has gotten 2 out of 3 quotes for day time cleaning 2 to 3 days a week. The bids have ranged from \$8,000 to \$11,000 a year for the balance of this fiscal year. Commission members were in favor of the trail.

**Facility and Staffing Update** – They have hired a part time Aquatics Administrative Assistant and working out a plan for budgeting for the increase in minimum wage.

**Subcommittee Recommendations** – The membership subcommittee has updated the rental guidelines. There will be another subcommittee meeting before it is brought to the commission in January for approval.

**Membership Handbook updates** – Lap swimming etiquette was discussed to be included in the membership handbook. Lap swimming has increased and there has been some bad behavior. J. Coville Dawe moved to approve the membership handbook updates as discussed (att.). Cheyanne Wirtz seconded, all in favor.

**Other Business** – None

Having no further business, the meeting was adjourned at 7:52pm.

Respectfully submitted,  
Arlene Miles  
Clerk, Pro-Tem

Attachments: *Engineering study, YTD Financials, Membership handbook updates*

November 2, 2023

Matthew Ariniello  
Newtown Community Center  
8 Simpson St,  
Newtown, CT 06470  
<mailto:matthew.ariniello@newtown-ct.gov>

Re: Newtown Community Center  
Structural Condition Assessment

Dear Matthew:

GNCB visited the Newtown Community Center on October 11 to observe the conditions regarding gap and apparent settlement around the main pool between the pool coping and the surrounding pool deck as well as cracks in some of the adjacent concrete block (CMU) walls.

The largest gap noted was along the south-west edge of the pool, which corresponds to the deep end. The gap at that location has a horizontal displacement of approximately 1/4". The coping at that point is approximately 1/8" lower than the surrounding pool deck which indicates that the pool has settled relative to the surrounding pool deck. See Photo 1.

GNCB has reviewed the available "Revision 1" structural drawings dated 10/10/17 for that area of the building and did not note any obvious deficiencies.

We have also reviewed the geotechnical report prepared by Welti Geotechnical, P.C, dated March 15, 2017. The geotechnical report did note the site was covered by 2.5' to 18' of existing fills which were unsuitable for structural bearing. As the site was cut into the existing hillside, some of the fill was removed as a result of site leveling. The report listed two options for dealing with the remaining fill. The first option was to excavate to remove fill down to natural inorganic soils and replace it with compacted structural fill. The second option was to improve the existing soils using Rammed Aggregate Piers (RAP).

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Information for the construction of the actual pool structure is not shown on the structural drawings and were not otherwise available.

The structural foundation drawing plan notes state "...for site preparation, compaction, fill, thickness, structural fill, and gradation refer to geotechnical report prepared by Atlantic Consulting Engineering dated September 12, 2017..."

Review of the Atlantic Consulting Engineering report allows for higher bearing values compared to the Welti report. It makes no mention of using rammed aggregate piers, so it is not believed that they were used.

The condition of the existing soil, and the compaction of the structural fill, would have been subject to testing and inspection for the work shown on the structural drawings. Since the pool was not part of the structural engineer's drawings, it is possible that soil preparation was not conducted in the same manner under the pool area. It is also possible that properly compacted fill was subsequently disturbed and not fully recompacted as part of the process of installing the pool and its plumbing.

Section 4.0 of the Welti report states that the maximum total settlement shall not exceed 3/4" and that the maximum differential settlement shall not exceed 1/2 of the maximum settlement, which would be 3/8".

At this point the observed settlements around the pool are within the limits of the Welti geotechnical report.

There are cracks in the CMU walls and buckling of floor tiles adjacent to the pool. These conditions are consistent with settlement however, it is not clear if they are due to their own bearing conditions, or if it is secondary result of the pool settlement.

Based on our review, we believe the best course of action at this time is to set up a program to monitor the cracks, gaps, and settlements at the various locations. This will determine if the movement has stabilized or if it is continuing to progress, as well as provide the rate of progression.

Monitoring can be performed by any of several methods:

- The use of off the shelf crack monitors that are adhered to the surface are probably the best option for the walls.
- Horizontal measurements can be made by making permanent reference marks and measuring the distance between the marks with a ruler or calipers or by surveying as noted below.
- The vertical displacement is harder to measure by hand and may be best measured with surveying equipment.

In addition to the above monitoring, we also recommend monitoring the amount of makeup water that is being added to the pool. An excessive amount of makeup water could be an indication of a broken pipe below the pool deck that could be causing soil erosion.

Please feel free to contact me with any questions.

Very truly yours,



Richard A. Centola, P.E.  
Principal



Photo 1 – Gap at south west end of pool.

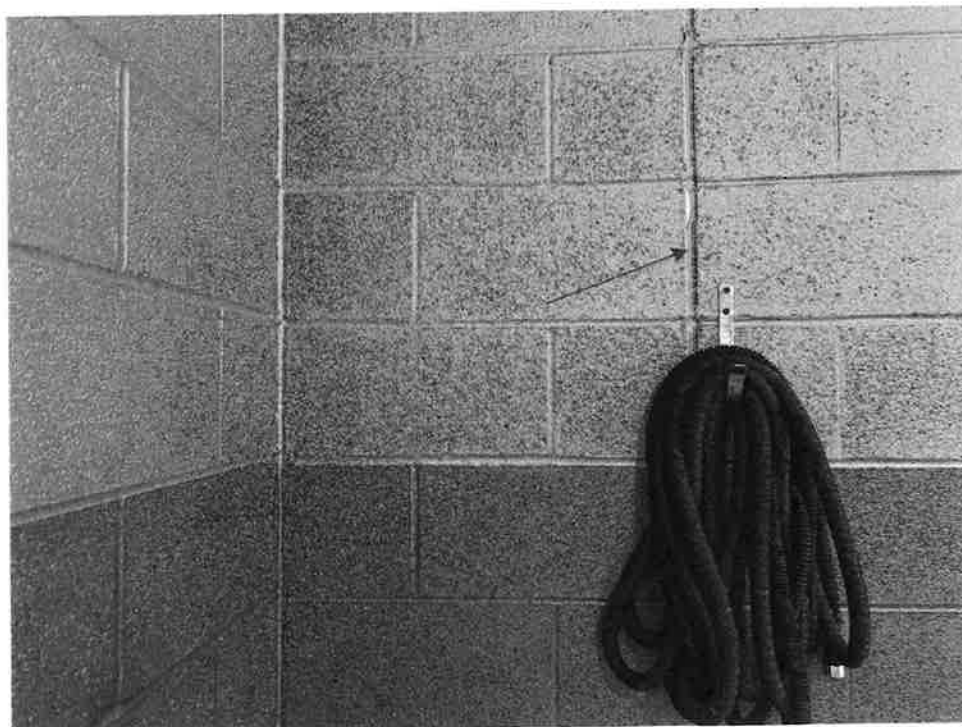


Photo 2 – Gap at control joint in CMU wall.

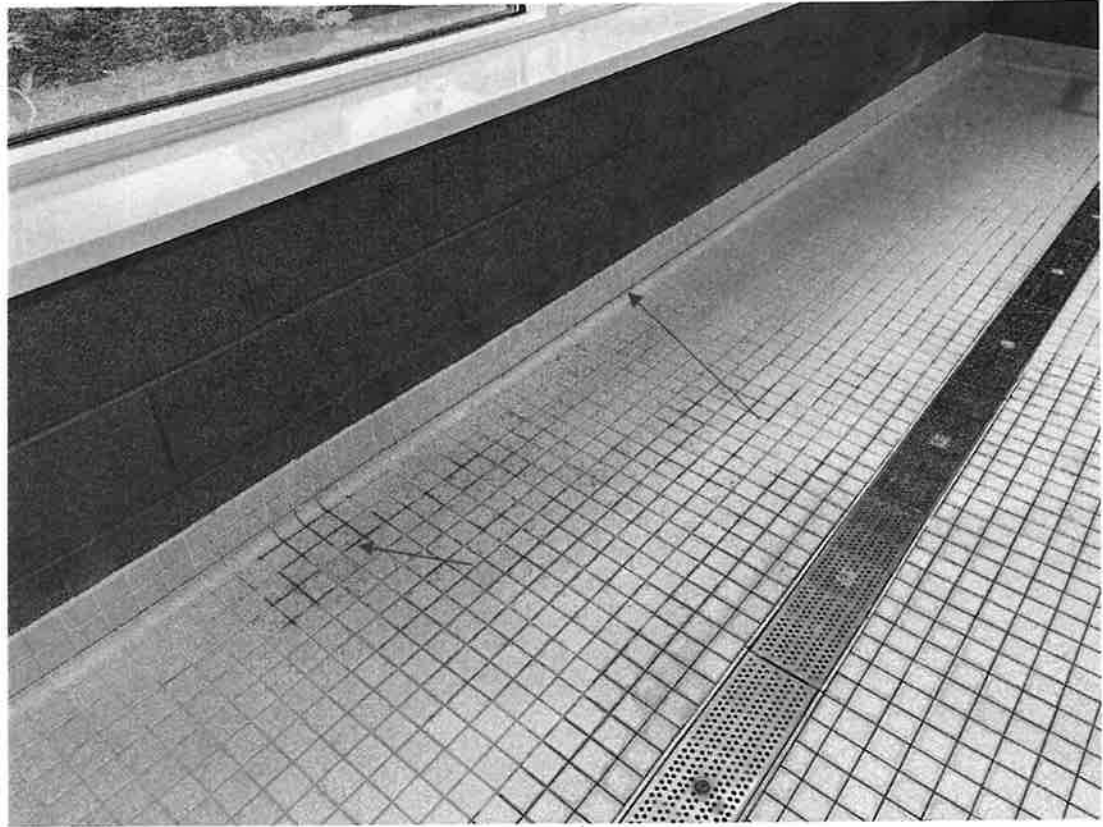


Photo 3 – Buckling of floor tiles and crack horizontal crack at vertical tile.

## Revenue:

Hermitian Total

51

[illegible]



### **Lap Swimming Etiquette Guidelines**

- Swimmers are encouraged to contribute to an atmosphere of cooperation and courtesy.
- Please enter the pool from the shallow end
- A family is allowed to reserve a lane for family swim
- Please let swimmers in your lane know when you are entering the water
- Do not stand at the ends of the pool for an extended period of time
- Please avoid stopping in the middle of the pool for any reason as this can cause a collision
- Please be responsive if you are asked to move by the lifeguards
- Please do not enter the lap lane before your reserved time slot
- Not following these guidelines can lead to suspension or revocation of your membership

### **Other**

- No Private lessons allowed, private lessons are only to be provided by Community Center staff
- Our Lap Pool is a 6 lane pool with a depth of up to 7 feet and temperature maintained between 78-81 degrees, our therapy pool and zero depth entry area ranges from 0 feet to 4 feet 6 inches and the temperature is maintained between 85 and 88 degrees.