



Town of Fairfield

THOMAS R. BREMER
CHIEF ADMINISTRATIVE OFFICER

725 Old Post Road
Fairfield, CT 06824

August 18, 2022

Ms. Daisy Sweeney
Branch Chief, Floodplain Management and Insurance
FEMA Region I
99 High Street, 6th Floor
Boston, MA 02110
Sent Via Email: Daisy.Sweeney@fema.dhs.gov

Dear Ms. Sweeney:

As a follow up to my letter to Ms. DiBetitto of May 2, 2022 and your e-mail of August 3, 2022, I am providing additional information on behalf of the Town of Fairfield regarding Penfield Pavilion in furtherance of resolving the outstanding Notice of Violation dated November 28, 2018 (the "NOV").

As you know, we had a meeting with your office on May 25, 2022 wherein we discussed the various scenarios to resolve outstanding issues which were provided to you in my letter of May 2, 2022. During that meeting, I indicated that the Town would be taking further steps during this summer, along the lines that were outlined in my letter. I agreed to provide your office with periodic updates. I also recall that your office was in substantial agreement with the approaches outlined in the aforementioned letter and, pursuant to that understanding, we have proceeded.

By way of update, we have had numerous meetings within the Town administration, and with various stakeholders to ascertain the best options for the Town to move forward. Accordingly, a number of decisions have been made. Referring to my letter of May 2, Options 2 and 3 have been removed from further consideration for a variety of reasons. Option 1 and 4 appear to be the most appropriate scenarios to further evaluate at this time. Currently, the Town administration believes Option 4 is the best Option as it not only addresses the issues identified in the NOV, but does so without the significant time and resources inherent in designing and constructing a new replacement building. A joint public meeting of all the appropriate Town boards (Board of Selectpersons, Board of Finance, and Representative Town Meeting) is currently scheduled for August 31, 2022. At that time, the Town administration will be presenting Options 1 and 4 for a full and frank discussion about next steps. We anticipate a lengthy meeting.

We are also scheduling construction to begin (pending approval) in November of 2022 because we have been advised that the timeframe to complete the project, regardless of the Option selected, is approximately 12 to 15 months. Given that we will lose one entire summer season of use of Penfield Pavilion, we would prefer to begin construction in early winter in an effort to maximize the time we have. As such, RFPs/RFQs have already been issued. I expect to have the team of relevant engineers and construction people awarded by the end of September 2022.


You should also be aware that an Investigation Report and Remediation Action Plan (RAP) has also been recently submitted by our designated Licensed Environmental Professional (LEP) with the appropriate regulatory agencies regarding the contaminated materials beneath the building. We anticipate a relatively quick acceptance of our plan as we are planning on removing and disposing of all the contaminated materials. The removal of contaminated materials will be done simultaneously with the removal and construction of the new foundation under the main building.

To avoid any misunderstandings, and to provide your office with complete access to our construction developments, I am interested in your thoughts on how best to proceed (relative to FEMA) once our construction efforts begin. I look forward to our discussions in that regard.

Additionally, I wanted to reiterate that the Town remains desirous of investigating the possibility of excluding this single building from ongoing FEMA insurance, subject to the outcome of the upcoming public meeting. It is my understanding from our earlier meeting that this remains possible from a FEMA standpoint, subject to further review and consideration of a number of factors to be determined. To be clear, the Town would only consider pursuing this scenario if it could be accomplished, but limited to only this single building and without affecting the insurance of any private residents or any other Town structure. Put another way, if excluding this building for insurance purposes causes the Town to be re-classified in some way to the detriment of our residents in their ability to retain FEMA insurance, the Town would not pursue such a resolution.

Finally, I also believe a meeting in September would be appropriate to discuss these and any other further developments. I would suggest meeting on September 8th, 14th, or 15th. Let me know if any of these dates are acceptable and we will schedule a time.

Sincerely

A handwritten signature in blue ink that reads "Thomas R. Bremer". The signature is stylized with a large, looped initial "T" and "B".

Thomas R. Bremer
Chief Administrative Officer

cc: John Grace, John.Grace@fema.dhs.gov
Brian Kennedy, Brian.M.Kennedy@fema.dhs.gov
Attorney Michael L. Miller, mmiller@wiggin.com