

Greenwich Board of Education
Minutes of the New Lebanon Building Committee Meeting

DATE: May 11, 2016
LOCATION: BOE, Havemeyer Board Room
TIME: 7:00 pm - 8:30 pm

Committee Members Present:

Bill Drake - Vice Chairman (BET)
Patricia Baiardi Kantorski - Clerk
Clare Kilgallen
Peter Bernstein (BOE)
Dean L. Goss
Brian Harris
Jake Allen

Absent: Stephen Walko - Chairman

Ex-Officio Members Present:

Will Schwartz (DPW)
Nick Macri (P&Z)

Absent: Tony Turner (RTM)
 Laura Erickson (BOE Chair)
 Drew Marzullo (Selectman)

Others Present:

Christine O'Hare (Tai Soo Kim)
Ronald Matten (DOF-BOE)
Barbara O'Neill (BOE)
Peter Manning (Gilbane)
Barbara Riccio (NL Principal)
Eugene Watts (BOE-Sr. Buyer)
Darin Overton (Malone & MacBroom)
David Sullivan (Malone & MacBroom)

1. Meeting was called to order by Bill Drake at 7:00 pm.
2. Update from Vice Chairman
 - a. Bill Drake informed the committee the three main topics that would be discussed at tonight's meeting are 1.) Traffic Flow, 2.) Parking and 3.) the P & Z and IWWA application process.

3. Discussions with Tai Soo Kim re: (i.) Parking, (ii.) Traffic Flow & (iii.) IWWA
 - a. Christine O'Hare introduced Darin Overton, Civil Engineer and David Sullivan, Traffic Engineer from Malone & MacBroom.
 - b. David Sullivan made a presentation of the proposed traffic flow design for the new school. The two topics his presentation focused on were a.) creating three lane entrance driveway to the school and 2.) changing the section of Church Street West that leads into the school driveway to a 2-way road. Mr. Sullivan advised that if Church Street West becomes a 2-way street then a very old large tree on Mead Ave. would need to be removed to improve the site lines.
 - c. After the presentation the committee discussed the pros and cons of the proposed design. Clare Kilgallen suggested installing a 4-way stop sign on the corner of Church St. and Mead Ave. which would help the buses turn onto Mead Ave. and save the tree. Patricia Kantorski said she was also in favor of a 4-way stop sign and saving the tree. Peter Manning suggested that the construction traffic should not go through the library parking lot. He said this would be temporary during construction and a good way to test the idea. Nick Macri said he supported the idea of temporarily turning Church St. into a 2-way street.
 - d. Clare Kilgallen asked Mr. Sullivan if the existing street was wide enough for 2-way traffic. He said it was. Peter Berstein inquired if the buses could go through the first part of the library parking lot and exit onto William Street. Nick Macri answered that it had been done during the library construction project and P & Z would not be in favor of it.
 - e. Christine O'Hare informed the committee that the P & Z needs the NLBC recommendation concerning whether or not to make Church Street a 2-way street for their application. The three issues discussed further were the site lines/stop sign, the ability of a bus to make the turn and the extra over flow traffic along Church Street. Mr. Sullivan advised that all three issues could work well for the bus/parent traffic. He said Milone and MacBroom recommended making Church Street West a 2-way street contingent on installing 4-way stop signs at the intersection of Church Street West and Mead Ave. Nick Macri expressed that the P & Z would also recommend this change.
 - f. A **Motion** was made by Nick Macri and seconded by Brian Harris to recommend the section of Church Street West that leads into the school driveway become a 2-way street and 4-way stop signs be installed at Church Street West and Mead Avenue to alleviate the site line issues. The motion was passed with a vote of 7-0-0.

- g. Christine O'Hare gave the committee members a chart of the Greenwich Public School Demographic Parking Staff Data. The committee then discussed how many parking spaces existed and how many will be needed in the future. Barbara Ricco said there are 32 existing parking spaces on the hill near the school, 42 in the library parking lot and 10 in a lot near the woods. She further said the proposed requirements are 70 full-time staff, 19 part-time staff, 6 volunteers and 3 visitor for a total of 89 parking spaces. The equivalency is 80 parking spaces. Bill Drake commented that the final number of parking spaces should be balanced with the the green space & rain garden.
- h. Clare Kilgallen asked TSK to identify where the basketball court was. Christine O'Hare said it would be located in a hardscape area adjacent to the parking.
- i. Darin Overton discussed the existing drainage issues and the proposed solutions. Mr. Overton said most of the existing drainage patterns would be maintained. He explained the new building and parking areas do not increase the water runoff. Their goal is to improve drainage due to the rock outcropping.
- j. Mr. Overton said he reviewed the proposed drainage plan with the IWWA and explained that the wetlands near the proposed outdoor classroom will be enhanced. He assured the committee that the existing large tree located on top of the hill in the middle of the bus loop would be saved. He also said the rain garden would be located between the field and the library parking lot.
- k. The possibility of using the bus loop for parking was also discussed. Mr. Overton said 10 parking spaces could be taken from the end of the parking lot and located in a wider bus loop. Patricia Kantorski expressed concern that the wider bus loop may compromise the root structure of the tree.
- l. A **Motion** was made by Patricia Kantorski and seconded by Brian Harris to reduce the number of parking spaces by 10 and not to widen the bus loop. The motion was approved by a vote of 7-0-0.

4. Discussion of Modulars

- a. Christine O'Hare informed the committee TSK had submitted the proposed plan with the layout of the modulars to Mr. Bill Marr at the Town Building Department. She said he approved the modification to allow 1.) a dead end corridor to be longer then 20", 2.) to waver the depth of the footing requirements based on the one year duration of the structure and 3.) the foundation for the temporary structure will be designed in a way that will not disturb the existing fields.

5. Discussion of Budget

- a. The budget passed the RTM without any conditions.

6. Update by Subcommittees

- a. A draft of the RFP/Contract for the Clerk-of-the Works has been completed. Peter Manning said Gilbane will review it and Christine O'Hare said TSK will also review and comment on it.

7. Approval of the Meeting Minutes

- a. A **Motion** was made by Clare Kilgallen and seconded by Brian Harris to approve the Minute of Meeting as amended for May 4, 2016. The motion was approved with a vote of 7-0-0.

8. Discussion of Next Steps

- a. Christine O'Hare said TSK will make a submission to the ARC June 8th for their review. TSK will post the submission on the FTP website.

9. The meeting was adjourned by Mr. Drake at 8:30 pm.