

Greenwich Board of Education Minutes of the GHS Front Entry Committee Meeting

DATE: January 21st, 2022

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Ashley Cole

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Lauren Rabin (Board of Selectmen)

Will Schwartz (DPW)

Dennis Yeskey (P&Z)

Steven Swidler (BOE Staff)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Others Present:

David Stein (Silver Petrucelli)

Not Present:

Maureen Bonanno-Secretary

Megan Galleta

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:00 a.m.
 - Mr. Walko opened the meeting by giving an update on the P&Z and ARC meetings. Mr. Walko noted that approval was given with conditions. At the ARC meeting, the neighbors came out in strong support of the project, however they still expressed concerns over lighting and landscaping. ARC was appreciative of the changes made to the design but have questions on some of the details so we will need to go back to them. Mr. Walko stated that approval of the project is conditional upon a landscaping plan, which was not part of the original Ed Specs. He added that a landscaping plan has complexities to it, including possible soil contamination and ledge in the area.
- **Update by Silver Petrucelli:**

- Mr. Stein stated that the overall concept of the design was well received with the changes that were made. He added that there were two items that ARC would like to see more details on, the upper roof area and how it is projected outward and the fascia.
- Mr. Stein stated that they were asked to come back at the Design Development stage meaning 50-75% of the design done before going out to bid.
- **Discussion:**
 - Mr. Walko stated that ARC's next regular meetings are February 2nd and 16th. Mr. Stein stated that they can present to ARC at the Feb. 2nd meeting and added that a subcommittee would be helpful to work out the details.
 - Mr. Contadino agreed that a subcommittee would be helpful and should only focus on the two areas of details addressed by ARC. He added that we could limit to 2 options at this point.
 - Ms. Moriarty added that P&Z limited ARC's delegation to the details stated above and agreed with having a subcommittee address these.
 - Ms. Rabin stated that she spoke with P&Z regarding the role of ARC and the attention to details on this specific project and agreed with Mr. Contadino and Ms. Moriarty since ARC's role is only advisory.
 - It was decided that Mr. Contadino, Ms. Cole and Ms. Cowie would be part of the subcommittee.
- **Going Forward:**
 - Mr. Walko will request to be on the Feb. 2nd ARC meeting agenda.
 - Mr. Stein stated that by the 3rd week of February they will be back to the committee with a Design Development set. They are in the process of scheduling meetings with Mr. Mayo, Mr. Watson and Mr. Bobkowski to discuss specifics regarding some security details.
 - Mr. Stein added that they will work with Purchasing in order to go out to bid around March 28th.
 - Ms. Moriarty asked about timing of the final plan approval from the BOE and the state funding approval. Mr. Walko stated that we will seek BOE approval at their next meeting which is on February 24th.
 - The committee discussed the timing and status of the state funding filing. Mr. Walko and Ms. Downey will work together to get an update from the BOE.
 - Mr. Walko reviewed the timing of the project which would begin at the end of the current school year, for a project completion date February 2023.
- **Update on Site Plan:**
 - Mr. Walko stated that there was consensus at the P&Z and ARC meetings to screen the new vestibule and make an overall improvement to the courtyard. Eliminating the seating area near the building and softening up the area noting height limitations height near the building from a safety concern. Mr. Walko asked S&P for a landscape architect proposal by Feb. 2nd.
 - Ms. Moriarty noted that P&Z discussed not removing existing trees as well as not touching the rock outcroppings. She also stated that we will be required to test

the soil we disturbed and noted the additional timing and costs that may be required.

- Mr. Walko noted that there is a preliminary report regarding the soil and Mr. Stein stated that the results recently came in. There were no volatile substances such as PCBs discovered, however, there are still levels of contaminants based on the type of project and how it is designated. Therefore, during construction they will need to be monitoring and documenting the soil movement. He added that ,the levels are minimal in the area, however, given the category the property is designated by DEEP, additional filing is required. Mr. Stein will have a report for the committee prior to the next meeting.
- Mr. Allen asked if the soil stays on site and is incorporated into the field clean up, can we minimize the process. Mr. Stein responded that may be a possibility.
- Ms. Cowie suggested that the tree warden should be contacted early on. Mr. Stein responded that the landscape architect will be in touch with the tree warden early on.
- Mr. Contadino asked if the soil was on site and encapsulated, could it remain under the plaza, and Mr. Stein said they will work with the agencies to come up with the best plan.
- Ms. Cole expressed her concerns regarding the budget and the additional landscaping.
- Ms. Downey clarified whether we need to do an RFP to hire a landscape architect and Mr. Stein responded that they have an in-house landscape architect on retainer for the project and they will just need to expand the services.

- **Approval of Minutes:**

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the minutes of the January 14, 2022 meeting. The motion was approved.

The Motion Passed 7-0-0

- **Approval of Minutes:**

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the minutes of the January 19, 2022 meeting. The motion was approved.

The Motion Passed 7-0-0

- **Going Forward Recap:**

- The committee will meet again on February 2nd.
- Mr. Walko will get on the Feb. 2nd ARC meeting agenda.
- The subcommittee will meet to discuss the design details with S&P.
- February 23rd will be a building committee meeting to discuss the construction drawings with the goal of going out to bid in March.
- Mr. Walko, Ms. Moriarty and Ms. Downey will meet to discuss the state funding.
- February 24th BOE meeting to seek final approval to proceed.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:48 am.

Submitted by Maureen Bonanno on January 31st, 2022