

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

Facilities & Finance Committee Meeting

February 1, 2023

Committee Members Present: Mary Powell St. Louis, Co-Chair; Christopher Staab, Co-Chair; Phil Neaton; Steven Wilson; Alan Sheiness

Administration Present: Ian Neviaser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities; Allison Hine, Principal of Lyme Consolidated School

I. Call to Order

The meeting was called to order by Mary Powell St. Louis at 5:06 p.m.

II. Approval of minutes from January 4, 2023 meeting.

MOTION: Phil Neaton made the motion for approval of the January 4, 2023 minutes, which was seconded by Alan Sheiness.

VOTE: the committee voted unanimously in favor of the motion.

III. Brief Committee on Condition of Lyme Consolidated School

Allison Hine, Principal of Lyme Consolidated School, reported that over the summer the hallway floors were stripped and are now back to their original color. A new updated sound system was installed in the gym. In room 1, a kindergarten classroom, a kitchen area was renovated to allow for more open lines of sight. The playground had new mulch added and a gate installed for safety reasons. The outdoor classroom has been very useful, i.e., a mobile vet clinic used it for rain coverage for a kindergarten presentation. All ceiling tiles were replaced as needed around the school. Mrs. Hine complimented the Facilities Department noting that when a request is made in School Dude, the facilities staff is always so responsive and act quickly to the needs of staff. Mrs. Hine is looking forward to the improvement to the HVAC system during the upcoming renovations as it is hard to hear with the current system in several rooms causing learning to be disrupted.

Ian Neviaser, Superintendent of Schools

49 Lyme Street, Old Lyme, Connecticut 06371

T: 860-434-7238 F: 860-434-9959 E: neviaseri@region18.org www.region18.org

IV. Building Committee Update

Ian Neviasser reported that the committee met two weeks ago and approved both the Request For Qualifications for the Architect and the Owner's Representative; both have been published. At the second meeting scheduled for February 15, the documents will be opened and reviewed by the committee. A list will be created for interviews, and then a determination and recommendations for each will be made to the Board of Ed. A brief history of what led up to this process and how we got here will be presented so that all committee members understand the parameters. Each company who sends qualifications was asked to send six printed copies and an electronic version. The electronic version will be shared with the committee members and a few printed copies will be also available.

V. Review Projects District-Wide

Ron Turner shared that the weather has been prohibiting completion of the gazebo at Mile Creek School. This project is expected to be completed soon. They are waiting for the commissioned drawing designs and estimated costs for the bleacher projects for both the middle fields and the turf field. Discussion included offering student involvement in the artistic vision for future ideas for school projects.

VI. Review Five-Year Facilities Plan

The committee reviewed the Five-Year Facilities Plan which is attached to these minutes for informational purposes. A recommendation was made to add a "change" line to show from meeting to meeting any changes made to the total projected costs. Discussion took place on the placeholders for future projects and estimated costs for items such as repaving parking lots at Middle School, Mile Creek, Lyme School, and the High School. Current projects under this year's budget include the improvement to the Middle School sound system and expansion of irrigation systems to the softball and baseball fields. Classroom refresh was discussed and is typically handled in renovations. Changing floors to polished concrete is a future topic. Replacing the generator for Middle School and Center School needs to be considered in futures years. All projects fall under safety recommendations and educational needs.

VII. Oil Spill Update

Ian Neviasser presented a packet of information which included a ground water map and test well locations. In reference to the handouts addressed in discussion, recovery wells (RW) are located in the boiler room and monitoring wells (MW) are dug outside the building in various places. Region 18 wells are not on this map, but the district's wells are being tested as an additional safety precaution. Other attachments to these minutes include the addresses of properties potentially affected and a summary of groundwater sample analytical results. KROPP Environmental sent out letters to residents of these properties requesting that permission be given to KROPP to perform sample collections and analysis; a copy of the letter is attached. This letter caused concern in the community and calls were made to the EPA and CTDEEP. A meeting is scheduled for Friday, February 3, 2023 with district administration and CTDEEP to receive guidance moving forward. The committee discussed the letter, specifically the second paragraph in which KROPP states that "The Connecticut Department of Energy and Environmental Protection (CTDEEP) regulations require the collection and analysis of a sample of potable water from your private water well due to concerns associated with a release of No. 2 heating oil that occurred at 49 Lyme Street..." and if this wording was accurately stated. KROPP was supposed to supply proposal plans prior to all work; however, they conducted testing, etc., without prior notification to the school district.

Steve Wilson noted that this should be addressed and discussed at the Board of Education meeting occurring later in the evening. There was consensus to reach out to the Director of Communications and Marketing, Bridget Compagno, to get her recommendations on best practice for communications to the community on the oil spill.

VIII. Adjournment:

The meeting adjourned at 6:12 p.m. upon a motion by Mary Powell St. Louis, which was seconded by Christopher Staab.

Five Year Facilities Draft Plan

February 1, 2023

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Grand Totals	\$ 449,000	\$ 412,500	\$ 837,000	\$ 720,000	\$ 300,000	\$ 450,000
MS						
Upgrade HVAC Including AC & boilers		PreK-8 Project				
Repave Parking Lot				\$ 250,000		
Update Auditorium Sound System		\$ 150,000				
Classroom refresh		?				
Update fire alarm, PA and Clocks		PreK-8 Project				
Replace VCT w/high perf flooring						
Concrete Base for Outdoor Classroom	\$ 50,000					
Increase front of building lighting	TBD					
MS Totals	\$ 50,000	\$ 150,000	\$ -	\$ 250,000	\$ -	\$ -

Five Year Facilities Draft Plan

February 1, 2023

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Grand Totals	\$ 449,000	\$ 412,500	\$ 837,000	\$ 720,000	\$ 300,000	\$ 450,000
CS						
HVAC AC upgrade including AC		PreK-8 Project				
Remove Portables and add Parking			\$ 125,000			
Replace VCT w/high perf floor						
Replace Main Campus Generator					\$ 150,000	
Update fire alarm, PA and Clocks		PreK-8 Project				
Repaint exterior			\$ 32,000			
Create Outdoor Classroom Space	Esser Grant					
CS Totals	\$ -	\$ -	\$ 157,000	\$ -	\$ 150,000	\$ -

Five Year Facilities Draft Plan

February 1, 2023

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Grand Totals	\$ 449,000	\$ 412,500	\$ 837,000	\$ 720,000	\$ 300,000	\$ 450,000
MC						
Upgrade HVAC including AC & boilers		PreK-8 Project				
Update fire alarm, PA and Clocks		PreK-8 Project				
Repave Parking Lot				\$ 150,000		
Replace VCT w/high perf floor						
Classroom refresh		?				
Gym Floor Refinish	\$ 19,000					
Update Older Playground Area						\$150,000
MC Totals	\$ 19,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000

Five Year Facilities Draft Plan

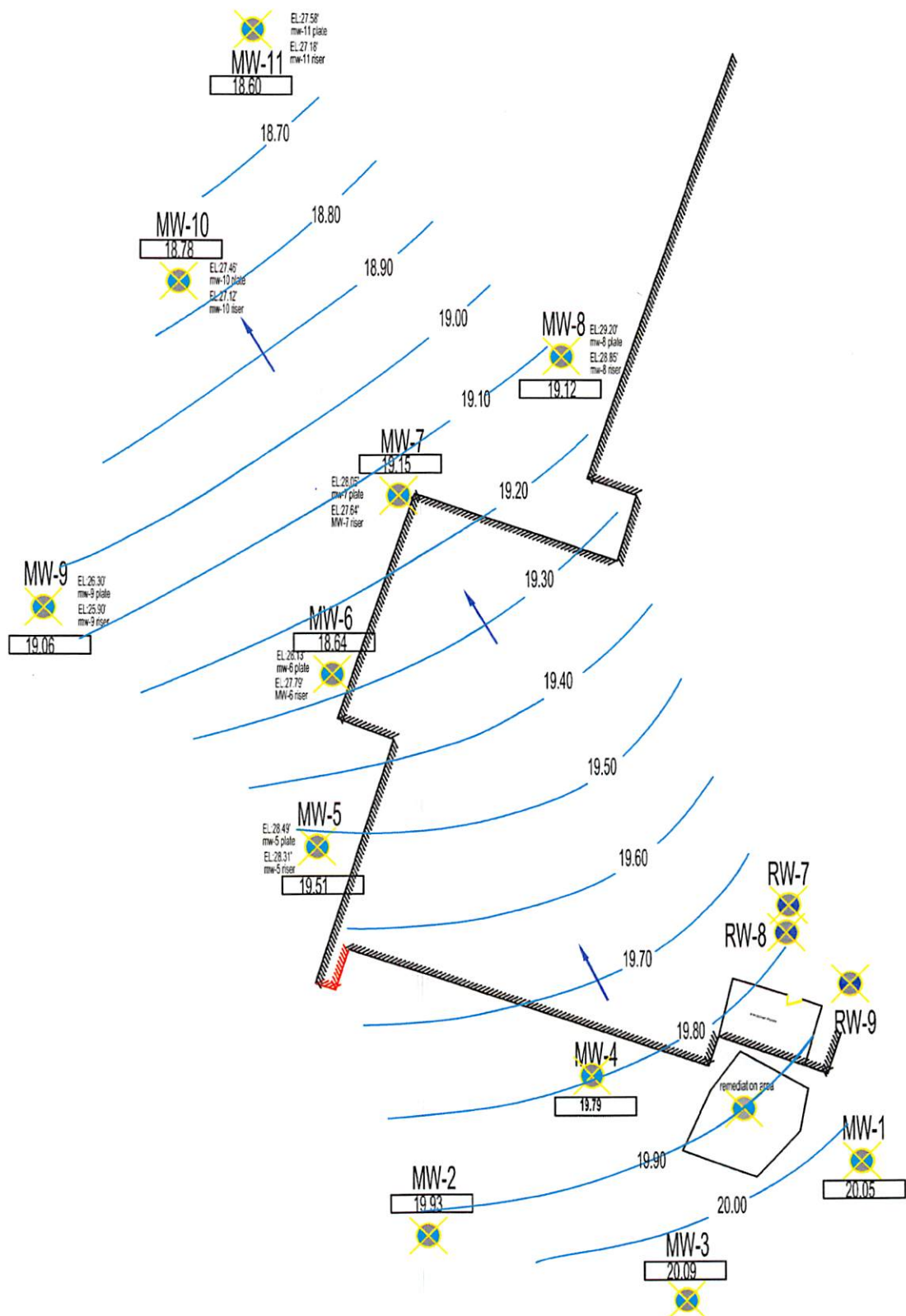
February 1, 2023

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Grand Totals	\$ 449,000	\$ 412,500	\$ 837,000	\$ 720,000	\$ 300,000	\$ 450,000
LC						
Repaint exterior			\$ 80,000			
Upgrade HVAC including AC & boilers		PreK-8 Project				
Classroom refresh		?				
Resurface outdoor basketball courts		\$ 30,000				
Update fire alarm, PA and Clocks		PreK-8 Project				
Repave Parking Lot				\$ 150,000		
Replace VCT w/high perf floor		TBD				
Update Older Playground Area					\$ 150,000	
LC Totals	\$	\$ 30,000	\$ 80,000	\$ 150,000	\$ 150,000	\$

Five Year Facilities Draft Plan

February 1, 2023

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Grand Totals	\$ 449,000	\$ 412,500	\$ 837,000	\$ 720,000	\$ 300,000	\$ 450,000
HS						
Expand irrigation to include baseball and softball fields		\$ 42,500				
Repave Parking Lot				\$ 170,000		
Replace HVAC Chiller						\$ 300,000
Replace Storage Building			\$ 600,000			
Resurface Track	\$ 175,000					
Auditorium Lighting System Upgrade	\$ 150,000					
Bleacher design and estimation	\$ 25,000					
Turf Field Bleachers		\$ 100,000				
Refinish commons floor	\$ 30,000					
Repair Water Tank		\$ 50,000				
Soccer/lacrosse field bleacher		\$ 40,000				
HS Totals	\$ 380,000	\$ 232,500	\$ 600,000	\$ 170,000	\$ -	\$ 300,000



- Legend**
- Monitoring Well
 - Recovery Well
 - Groundwater Elevation Contour
 - Groundwater Flow Direction
 - Groundwater Elevation



KROPP
ENVIRONMENTAL CONTRACTORS, INC.

P.O. Box 258
Lebanon, CT 06249
Old Lyme Region 18 - 22(S)216 Figure

Ground Water Contours
January 09, 2023
49 Old Lyme St.
Old Lyme, CT 36371

Created On: 12-08-2022	Last Update: 01-10-2023	Note: All property features and investigation locations are approximate based on field measurements.	Created By: AC
---------------------------	----------------------------	--	-------------------



Legend

 -500' Radius

0 50 ft 100 ft

KROPP
ENVIRONMENTAL CONTRACTORS, INC.

P.O. Box 258
Lebanon, CT 06249
Old Lyme Region 18 - 22(S)216

Figure 5

Well Receptor Survey Map - Abbutters

49 Old Lyme St.
Old Lyme, CT 36371

Created On:
12-08-2022

Last Update:
01-10-2023

Note: All property features and
investigation locations are
approximate based on field
measurements.

Created By:
AC

Table 5
Properties below are within a 500' radius of MW-7 at Old Lyme Region 18 School
49 Lyme Street, Old Lyme, CT 06371
KEC Project # 22(S)216

PARCEL ID	LOCATION	PID	OWNER	MAIL ADDRESS	MAIL TOWN	MAIL STATE	MAIL ZIP	WATER	VACANT
57-81	47 LYME ST	2794	BACHMAN WILLIAM A & JANE E	3 JUSTIN RD	NATICK	MA	01760	Well	No
57-58	54 LYME ST	2770	JONES RICHARD F III	54 LYME ST	OLD LYME	CT	06371	Well	No
57-80	55 LYME ST	2793	OLD LYME HISTORICAL SOCIETY INC	PO BOX 352	OLD LYME	CT	06371	Well	No
57-59	56 LYME ST	2771	HALFERTY PAUL & ESTHER E (SURV)	56 LYME ST	OLD LYME	CT	06371	Well	No
57-79	57 LYME ST	2792	OLD LYME CHILDRENS LEARNING CENTER	57 LYME ST	OLD LYME	CT	06371	NTNC	No
57-78	59 LYME ST	2791	LYMES YOUTH SERVICE INC	59 LYME ST	OLD LYME	CT	06371	Well	No
57-64	60 LYME ST	2777	J ELMS LLC	60 LYME ST	OLD LYME	CT	06371	Well	No
57-77	61 LYME ST	2790	WADE DEBORAH M	61 LYME ST	OLD LYME	CT	06371	Well	No
57-65	62 LYME ST	2778	NAVARRO BRIAN	PO BOX 188	WEST MYSTIC	CT	06388	Well	No
57-76	63 LYME ST	2789	BOGGY HOLE ROAD LLC	67 LYME ST	OLD LYME	CT	06371	Well	No
57-66	64 LYME ST	2779	MONTE CHARLES H & ANDRINA R TRUSTEES	411-1 HAMBURG RD	LYME	CT	06371	TNC	No
57-75	67 LYME ST	2788	BOGGY HOLE ROAD LLC	67 LYME ST	OLD LYME	CT	06371	TNC	No
57-74	69 LYME ST	2787	TOWN OF OLD LYME	69 LYME ST	OLD LYME	CT	06371	Well	No
17-1	69-2 LYME ST	759	REGIONAL SCHOOL BOARD	LYME ST	OLD LYME	CT	06371	Well	No
57-59-1	ELIZABETH LANE	2772	TURTLE FIELDS HOMEOWNERS ASSOC INC	60 LYME ST	OLD LYME	CT	06371	Well	Yes

Notes:

1. TNC: Transient Non-Community Public Water System (Department of Public Health: Public Water Systems List - July, 2022);
2. NTNC: Non-Transient Non-Community Public Water System (Department of Public Health: Public Water Systems List - July, 2022);
3. No: Structure is located on property;
4. Yes: No structure is present or undeveloped land

Table 4 Summary of Groundwater Sample Analytical Results 49 Lyme Street, Old Lyme CT 06371																
Date:					8/25/2022				12/1/2022				12/15/2022		1/9/2023	
Monitoring Well ID:					MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-7	MW-9	MW-10	MW-11
Substance	GWPC	CT DPH ALC	RGWVC	SWPC	Constituent Concentration (ug/L)											
Extractable Total Petroleum Hydrocarbons (ETPH)																
ETPH	250	250	250*	250*	ND<100	ND<100	ND<100	ND<100	ND<100	ND<100	150	ND<100	260	ND<100	ND<100	ND<100
Volatile Organic Compounds (VOCs)																
Benzene	1.0	1.0	215	710	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	5.8	ND<1.0	7.6	ND<1.0	ND<1.0	ND<1.0
Toluene	1,000	150	23,500	4,000,000	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	13.0	ND<1.0	20.0	ND<1.0	ND<1.0	ND<1.0
Ethylbenzene	700	NE	50000	580,000	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	8.2	ND<1.0	12.0	ND<1.0	ND<1.0	ND<1.0
m+p Xylenes	--	--	--	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	26.0	ND<1.0	35.0	ND<1.0	1.5	ND<1.0
o-Xylene	--	--	--	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	16.0	ND<1.0	24.0	ND<1.0	5.0	ND<1.0
Total Xylenes	530	NE	21,300	270*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	42.0	ND<1.0	59.0	ND<1.0	6.5	ND<1.0
Isopropylbenzene	25*	NE	900*	210*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	1.1	ND<1.0	1.6	ND<1.0	ND<1.0	ND<1.0
n-Propylbenzene	50*	NE	1,200*	10,000*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	1.6	ND<1.0	2.8	ND<1.0	ND<1.0	ND<1.0
1,3,5-Trimethylbenzene	140*	NE	730*	260*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	2.7	ND<1.0	4.3	ND<1.0	ND<1.0	ND<1.0
1,2,4-Trimethylbenzene	140*	NE	940*	150*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	13.0	ND<1.0	20.0	ND<1.0	1.8	ND<1.0
Naphthalene	280	NE	NE	210*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	2.0	ND<1.0	3.1	ND<1.0	2.4	ND<1.0
Semi-Volatile Organic Compounds (SVOCs)																
Naphthalene	280	NE	NE	210*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	1.3	ND<1.0	1.7	ND<1.0	ND<1.0	ND<1.0
2-Methyl Naphthalene	28*	NE	1000*	62*	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	1.1	ND<1.0	ND<1.0	ND<1.0
Phenanthrene	200	NE	NE	14	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	ND<0.077	1.3	ND<0.077
Benzo[a]anthracene	0.06	NE	NE	0.3	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	ND<0.06	0.07	ND<0.06

Notes:

1. RGWVC: Residential Groundwater Volatilization Criteria (RSRs: February, 2021);
2. SWPC: Surface Water Protection Criteria (RSRs: February, 2021);
3. GWPC: Groundwater Protection Criteria (RSRs: February, 2021);
4. CT ALC: Connecticut Action Level Criteria (CT DPH Action Level List for Drinking Water: Last revised 2022);
5. ND: Not detected above laboratory method reporting limit (MRL); ND+: MDL various under corresponding group;
6. NE: Not established
7. Criteria listed in the table were compiled from various sources, including: RSRs (February, 2021), comprehensive list of approved additional polluting substances (APS) criteria, alternative criteria (September, 2018), and EPH/VP/APH criteria (2012). APS and alternative criteria are designated with an *;
8. Only those substances detected above MRLs are summarized in the table;
9. Bold text indicates constituent was detected at a concentration above the MRL but below applicable RSR criteria; and
10. Highlighted text indicates constituent detected at a concentration above applicable RSR criteria.
11. ug/L: micrograms per Liter



ENVIRONMENTAL CONTRACTORS, INC.

P.O. Box 258
32 Exeter Road
Lebanon, Connecticut 06249

Phone: (860) 642-9952
Fax: (860) 642-9953
www.kroppenvironmental.com

January 17, 2023

Mr. William Bachman & Mrs. Jane Bachman
3 Justin Road
Natick, MA 01760

Re: Drinking Water Well Sampling

To Whom it May Concern:

This letter is being mailed to you at this address because the Town of Old Lyme Tax Assessor records indicate Mr. & Mrs. Bachman are the current owners of 47 Lyme Street in Old Lyme, Connecticut.

The Connecticut Department of Energy and Environmental Protection (CTDEEP) regulations require the collection and analysis of a sample of potable water from your private water well due to concerns associated with a release of No.2 heating oil that occurred at 49 Lyme Street, Old Lyme, Connecticut. The water well testing program will be conducted in accordance with CTDEEP-approved water well sampling procedures. These samples are being collected out of an abundance of caution.

Kropp Environmental Contractors, Inc. (KEC) will perform this sample collection and analysis at no cost to you and you will be provided with a copy of the laboratory analytical results. Because the results of all private water well samples are a matter of public record, it is necessary for you to grant permission to KEC to conduct the sampling. KEC must also obtain specific information regarding your private water well, if available. Please complete the enclosed access agreement and return it in the self-addressed envelope provided by January 20, 2023. KEC will schedule the sample collection event following receipt of the signed access agreement. Alternatively, KEC can proceed with your verbal approval, provided a completed copy of the access agreement is given to KEC's employee at the time of the sample collection event.

KEC personnel will be available to sample your well between January 23 and February 3, 2023, or sooner, if you either 1) provide verbal authorization, or 2) email the signed access agreement to me at: sally@kroppenvironmental.com. CTDEEP and KEC request your cooperation by providing access to an interior faucet or outside spigot if you are not home. Please be sure the water to your outside spigot is turned on. Please indicate on the attached access agreement if you have a carbon filter system and/or a water softening system, both of which could interfere with the analytical results.

Please contact me at the office (860) 642-9952 or my cell (860) 617-2179 if you have any questions or concerns.

Respectfully submitted,

Sally W. Kropp
President



ENVIRONMENTAL CONTRACTORS, INC.

P.O. Box 258
32 Exeter Road
Lebanon, Connecticut 06249

Phone: (860) 642-9952

Fax: (860) 642-9953

www.kroppenvironmental.com

Kropp Environmental Contractors, Inc. (KEC)

STANDARD OPERATING PROCEDURE No. 33

Well Sampling (for chemical analysis)

Well Sampling Information – to be completed by property owner

Property Owners Name: _____
and
Mailing Address: _____

Phone No.: _____ Email Address.: _____

Tenant's Name: _____
(if applicable)

Residential Well Address: _____
(if different than mailing address)

Depth of Well: _____ If unknown, give approx. depth (ex: greater than 50 feet, etc.)

Is well pump located in basement or down the well? _____

Date/Year Well Installed: _____ If unknown, give approx. age (ex: greater than 10 years, etc.)

Name of Well Drilling Company _____

Do you have any type of filter system on your water? _____

If yes, what type of filter (carbon, sand, softener, etc.) _____

Has water from this well ever been sampled before? _____ If yes, please provide a copy of that analysis.

Location of accessible outside spigot: _____

Is your residence connected to public sewers or a septic system? _____

If you do not know any of the above information, please provide any information that would be helpful.

I (we), the owners of the above referenced property, shall permit employees or authorized representatives of Kropp Environmental Contractors, Inc. to enter and have access to this property for the purpose of conducting residential well sampling.

Signature

Date

Please contact Sally W. Kropp, President of Kropp Environmental Contractors, Inc. at (860) 642-9952 or sally@kroppenvironmental.com with any questions.