



Central Middle School Building Committee

Meeting Minutes

**MEETING DETAILS**

Meeting Number	23-013	
Purpose	Weekly Meeting	
Meeting Date	3/14/2023	
Meeting Time	8:00 AM	
Location	Training Room B - Greenwich Police Dept	

Attendee	Committee Members	Attendance
Chairman	Tony Turner	Present
Vice Chairman	Clare Lawler Kilgallen	Present
Secretary	Christina Poccia	Left at 10:08 am
	Todd Klair	Left at 8:55 am
	Greg Piccininno	Left at 10:00am
	Joe Rossetti	Present
	Josh Caspi	Virtual
BET Rep	Nisha Arora	Virtual
BOE Rep	Laura Kostin	Virtual

Attendee	Ex-Officio Members	Attendance
FSAC for People w/ Disabilities	Steph Cowie	Virtual
BoS Rep	Lauren Rabin	Absent
RTM Rep	Mike Spilo	Virtual
DPW rep	Michael Kiselak	Virtual
Dr. Toni Jones rep	Daniel Watson	Absent
P&Z rep	Dennis Yeskey	Present

Attendee	Meeting Attendees	Attendance
CSG, Owner Rep	Chris Cykley	Virtual
CSG, Owner Rep	Jim Giuliano	Virtual
CSG, Owner Rep	Sam D'Agostino	Virtual
SLAM	Amy Samuelson	Virtual
SLAM	Kemp Morhardt	Absent
Principal	Tom Healy	Virtual
Turner, CM	Tim Klepps	Virtual

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Tony Turner moved to call the meeting to order 8:07 am
2.00	Housekeeping - Central Middle School - Turner Agreement	Design review meeting will be Wed March 22nd at 4:00pm
2.01	Housekeeping - Central Middle School - Turner Agreement	Sign-off by attorneys is targeted for the end of the month for the CM agreement.
2.02	Housekeeping - Central Middle School - Turner Agreement	Task based invoicing will be put on the agenda next week
2.03	Housekeeping - Central Middle School - Invoice	Tony moved to add Feb 9th meeting min to be approved to be added to this week agenda
2.04	Housekeeping - Central Middle School - Feb 9th Minutes	9-0-0 Passed Unanimously
3.00	SLAM Update - Minutes and Notes	Minutes and notes for the last design meeting have been posted to the google drive.
3.01	SLAM Update - Community Questions	Responses to the 68 questions have been posted to the google drive
3.02	SLAM Update - Traffic Report	Traffic report has been circulated to the CMSBC has been circulated.
3.03	SLAM Update - Board of Ed Direction	Board of Ed direction is needed to progress the schematic design of the building.
3.04	SLAM Update - DRC Documents	DRC meeting min and supporting documents will be voted by CMSBC and posted to the website for public view. This will be added to the next CMSC meeting.

3.05 SLAM Update - Schedule	SLAM to submit an updated schedule will need to be updated and circulated to the team.
4.00 Traffic Report	Fairfield and Stanwich will still be studied but removed from the traffic engineers count. There is a recent count for this intersection that was completed and will be used for the over all traffic study
4.01 Construction Traffic	Currently there are no definitive direction on the approach of construction traffic and deliveries on how they will access and exit the site. This will be discussed further when a site plan has been signed off
4.02 Traffic Study	Mr. Tony Turner moved to approve Task 1 and Task 2 of the traffic study proposal, Mr. Greg Piccininno seconded.
4.03 Traffic Study	Vote to approve Task 1 and Task 2 of the traffic study proposal.
4.04 Traffic Study	9-0-0 Passed Unanimously
4.05 Dates of Traffic Study	SLAM to confirm schedule, tentative for March 26-27. SLAM to confirm with the principal and CMSBC.
5.00 Discussion and vote to make a recommendation of the Board of Ed on the project and the process for doing so	Mr. Clare Kilgallen moved discuss the CMSBC work with the project professionals on the differential between program spaces and the design concept in order for the BC to propose space adjustments, if any, and present them for the BoE's consideration. Seconded by Mr. Tony Turner
5.01 Discussion and vote to make a recommendation of the Board of Ed on the project and the process for doing so	This will need to be completed with the full committee, this will need a full committee vote
5.02 Working Session for Program Spaces	SLAM would need to be apart of this effort. This is out of scope for SLAM and there would be an added cost of \$3,000 - \$4,000 for this effort
5.03 Working Session for Program Spaces	The working session would need to be done in the next 7 days and will need to be voted on at the next CMSBC meeting on 3/22/23
5.04 Working Session for Program Spaces	Mr. Clare Kilgallen the CMSBC workshop with the project professionals on the differential between program spaces and the design concept in order for the BC to propose space adjustments, if any, and present them for the BoE's consideration. Seconded by Mr. Tony Turner
5.05 Vote close debate and go to vote on motion.	Mr. Greg Piccininno called the question
5.06 Working Session for Program Spaces	7-2-0 Motion carries (Mr. Joe Rosetti and Mr. Todd Klair nay)
5.07 Workshop executive session	Mr. Greg Piccininno moved to have the review be done in executive session by the approval of the town of attorney for the program workshop Ms. Clare Kilgallen seconded
5.08 Vote- Workshop executive session	1-8-0 Motion does not carry (Mr. Greg Piccininno is a yay)
5.09 Board of Ed Memo - Motion	Mr. Todd Klair moved to send a memo to the Board of Ed that we are going to look at 3 options as far as sq ft 115, 125 and 135 k sf. seconded by Ms. Joe Rosetti
5.10 Board of Ed Memo - Vote	4-5-0 motion does not carry (Ms. Christina Poccia, Ms. Clare Kilgallen, Mr. Tony Turner, Ms. Laura Kostin, and Mr. Greg Piccininno nay)
5.11 SLAM Add Service - Motion	Mr. Tony Turner moved for the added scope of services for SLAM to participate in workshop for programming and square footage up to and including 3200, second by Todd Klair
5.12 SLAM Add Service - Vote	8-0-0 -Passed Mr. Todd Klair absent
5.13 SLAM Workshop Schedule	4 hour block of time is needed, Monday at 1-5pm has been scheduled
6.00 Update report from CSG and presentation on the reimbursement formula and calculations	Postpone the reimbursement formula and calculations presentation to next week
6.01 CSG Update	Environmental testing to be received next week. Some additional testing to be completed on site on the building
6.02 Update report from the Communications sub-committee and possible vote to approve communications	No Updates provided
7.00 Update report from Turner Construction Co.	Turner Contract is under review with both legal teams. No other comments.
8.00 Update report from the Communications sub-committee and possible vote to approve communications	Moved by Ms. Clare Kilgallen to finalize this community document to be posted on Friday, seconded by Mr. Joe Rosetti
8.01 Questions and Answers from Public Presentation	BET rep has requested a copy of the responses to the questions posed by the community prior to posting. This will be circulated by end of day
8.02 Motion to approve posting of Q and A	Moved by Ms. Clare Kilgallen to finalize this community document to be posted on Friday, seconded by Mr. Joe Rosetti
8.03 Vote	6-0-0 Passed

9.00 Other	No items
9.01	SLAM completed some studies on the property. All fields, parking and school can fit on the current site of the school. There does not appear to be a value add to add any scope to the Pomerance property
Pomerance Property Evaluation	
10.00 Discussion and vote on any pending invoices	MS. Clare Kilgallen moved to approve in Invoice # 623969 Dated Feb 28, 2023 for legal fees form Shipman and Goodwin in the amount of \$12,825, seconded by Mr. Tony Turner
10.01 Vote on Invoice #623969	6-0-0 Passed
11.00 Approval of minutes for Nov. 22, Dec. 2, Dec. 6, Jan. 17, Jan. 24, Feb. 7, Feb. 21 and Feb. 28, March 3 and March 7th	Jan 24th minute not approved. Moved by Mr. Tony Turner to approve minutes Nov. 22, Dec. 2, Dec. 6, Jan. 17, Feb. 7, Feb. 21 and Feb. 28, March 3 and March 7th, seconded by Mr. Joe Rosetti
11.01 Vote	6-0-0 Passed
11.00 Next meeting is March 21th at 8am	Next meeting is March 21th at 8am
11.00 Adjourn	Moved to adjourn by Mr. Joe Rosetti seconded by Mr. Clare Kilgallen. Adjourned at 10:23 am

Meeting Closed




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**Prepared by:**  
Christina Poccia, Secretary  
Central Middle School Building Committee