



## Meeting Minutes – Design Review Committee #8

**Project:** Central Middle School  
Greenwich, CT

**Issue Date:** June 16, 2023  
r. June 23, 2023

**Meeting Date:** May 24, 2023

**Project No.:** 22367.00

**Meeting Time:** 4:00 pm

**Present:** Design Team: Jim Hoagland, Kemp Morhardt, Henry Withers  
Owner's Project Manager: Jim Giuliano  
Building Committee: Steph Cowie, Clare Kilgallen, Christina Poccia, Joe Rossetti, Mike Spilo, Tony Turner, Dan Watson, Dennis Yeskey  
School Administration/BOE: Tom Healy,  
Public: Laura Erickson (BET), Dan O (BET), Leslie Tarkington (BET), Harry Fisher (BET, EMAC)

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GPS and CMS Administration

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1. Kemp made an introduction and reviewed the schedule for the next 5 weeks as the team works toward completion of Schematic Design on June 30<sup>th</sup>.
  - a. No questions on the schedule,
2. Kemp noted the SD package will be estimated by Turner and SLAM and those estimates will be compared and reconciled to arrive at one final reconciled estimate.
3. Site Plan Review:
  - a. Jim presented Option 7.2 as the current plan being estimated by Turner.
  - b. Presented Option 7.2 as compared to 7.1, illustrating the primary difference being the placement and orientation of fields.
  - c. Clare reminded the team to factor in the area necessary for the P&Z landscape requirements.
    - i. Henry described some areas where those requirements will be employed.
  - d. Mike S: Is there a sidewalk planned for Indian Rock?
    - i. Yes, the existing sidewalk, or new (internal question of Kemp), not currently depicted on the site plan.
    - ii. Henry: yes, we will show that in the next iteration.
  - e. Christina: Is there an executive summary of the traffic report?
    - i. She requests an email with a summary for the traffic report; digital cover letter to include what the document is, the file name, file location, and date.
  - f. Comments from Dennis:
    - i. Has the traffic study been posted? He hasn't seen it.
    - ii. Suggests that SLAM talk to Pat and the P&Z chair Marguerite. Henry will schedule the meeting with the chair.

- iii. The knoll is still present. Henry: Yes, working to minimize the number of trees being removed
    - iv. Laura Kostin: gestured to remove the knoll.
  - g. Laura E: Suggests a left turn lane at the Indian Rock exit point.
    - i. Henry: Yes, that was one of the recommendations in the traffic report and will be added to the plans.
  - h. Comments from Mike S:
    - i. The existing corner of the lot at Stanwich and Indian Rock has a 6-8 foot grade change.
    - ii. Jim H: It may be possible to slope that area for some natural seating.
    - iii. Landscaping regs require screening and buffering in precise detail.
  - i. Comments from Dennis:
    - i. Reiterated that the team should talk to Pat and Marguerite. Those landscaping regulations are new and haven't been built yet, but we do need to incorporate them into the planning.
    - ii. What are the issue surrounding the exit on Orchard? SLAM Response: sight lines and potential tree removal.
    - iii. Greenwich is beefing up pedestrian safety at other projects in the town. Haven't done it at a school yet. Would like to see ideas for what to do. This may not be eligible for reimbursement, but it will be in the P&Z scope for approval, so need to be thinking of it already.
- 4. Review of Building Plans – Options 7A, 7B, and 7C
  - a. All options are 2-story.
  - b. SLAM has been developing options 7B and 7C. Need decisions from the committee about differences in these options so the plans can be further developed.
  - c. Plan Option 7B:
    - i. Laura K: what is next to the Life Skills room? Jim: Innovation space.
    - ii. Discussed musical instrument storage between the Band, Choral and Orchestra rooms.
    - iii. Christina: Art room feels orphaned and off by itself, not taking advantage of north light. Also suggested moving lockers/ restrooms away from the courtyard.
    - iv. Mike S: Gym bleachers look tight, doesn't seem to be enough room. [Post meeting reminder – the reduced area of the gym in Ed Spec requires bleachers to overlap the court when fully open.]
    - v. Egress from the auditorium, exit directly to exterior? Jim & Kemp: Not required by code, but we will be sure the appropriate number of exits are provided.
    - vi. Laura: There are a lot of SPED spaces that are not depicted. Jim: The team has inventoried the spaces and they are accounted for in bulk labeled areas, but perhaps not labeled. These will be depicted in the next iteration.
  - d. Plan Option 7C:
    - i. Advantage of the gym on the outside wall – proximity to the fields.
    - ii. The support spaces are buried into the hill.
    - iii. Auditorium backed up to the courtyard facilitates performances within the CY also the choral and art room have exposure and daylight from the CY
    - iv. Cafeteria is more of a commons – 2 spaces that flank the main lobby, which offers opportunities for seating options
    - v. Gym, Cafeteria and Auditorium are working well together and share a lobby.
    - vi. Clare: During preference mapping, the cafeteria preferences were more of a distinct room. SLAM: Reminded the preference was a room *along* circulation.

- vii. Comments from Tom:
  - 1. More & more they have students that can get overwhelmed with large groups.
  - 2. Two spaces is not a supervisory issue – in some cases, one large room can be harder to supervise.
  - 3. Having a "satellite" café, not directly attached to the servery is not an issue.
  - 4. Likes the art room location getting natural light from the courtyard.
  - 5. Likes the gym on the flank
  - 6. Very short recess: where do the kids go, and can they get back and forth quickly from cafeteria?
  - 7. 7C is jibing more with how we're working.
- viii. Comments from Clare:
  - 1. Feels that having the cafeteria immediately adjacent to the entry is a safety issue.
  - 2. Would like SLAM to provide a list of considerations for each option.
  - 3. Where is an amphitheater? in original concept?
  - 4. Have we calculated passing times? Would be good to have that information in the next presentation.
- ix. Steph: Secure vestibule: visitors are permitted entry through the Admin wing? SLAM: Yes.
- x. Mike S: Could get up directly to 2nd floor of 2-story wing.

Respectfully submitted,

Amy A. Samuelson, AIA, LEED AP  
Associate Principal