

Agenda
Farmington High School Building Committee
Site Evaluation Subcommittee
Wednesday, June 5, 2019
Town Hall Council Chambers
1:00 PM

A. Call to Order.

B. Minutes.

1) To approve the attached May 21, 2019 minutes.

C. To Review potential locations and finalize the Subcommittee's Recommendations.

D. Other Items.

1) Subcommittee communication document.

E. Adjournment.

cc: Subcommittee Members
Paula Ray, Town Clerk

Minutes are considered "DRAFT" until approved at next meeting.

Minutes
Farmington High School Building Committee
Site Evaluation Subcommittee
Tuesday, May 21, 2019
Town Hall Council Chambers
9:00 AM

Present:

Meg Guerrera
Johnny Carrier
Garth Meehan
Chris Fagan
Kathy Blonski, Town Manager
Russ Arnold, Director of Public Works
Kathryn Krajewski, Assistant Town Manager
Vince LaFontan, School Business Administrator
Liz Dolphin, Land Consultant

A. Call to Order.

The meeting was called to order at 9:06 a.m.

B. To approve the May 9, 2019 minutes.

Upon a motion made and seconded (Fagan/Carrier) it was unanimously VOTED: to approve the May 9, 2019 minutes.

C. To review the Site Evaluation subcommittee Summary Document.

Kat Krajewski distributed the site evaluation subcommittee summary, which was created by Kat & Liz to show all town owned & non-town owned property that was reviewed by the subcommittee at the last meeting. A copy of the summary document is recorded with these minutes as Attachment A.

Kat explained that the subcommittee intends to create a simplified communication document that shows each site and the reason it was deemed unsuitable- restriction on the land, environmental issue, location and accessibility, or current use. The summary document will be used as a backup document for the committee and it will be used to create the communication document. An executive summary will also be included with the communication document to describe the process the subcommittee used for their evaluation of each site.

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D. To review and evaluate potential locations.

Liz Dolphin informed the subcommittee that she evaluated properties that were 15-25 acres, and the original query yielded 60 properties. She vetted the 60 properties and dismissed any site that was significantly developed, permanent open space/land trust property, had significant land restrictions (wetlands/flood plain), had accessibility issues, or was one of the properties the subcommittee already reviewed. She removed two additional properties- the old Town dump (Farmington Ave) due to environmental issues, as well as Westmeath Lane (wetlands).

Liz presented the remaining 3 properties to the subcommittee.

- 1. Lions Club Property-** A copy of the map that was distributed to the subcommittee is recorded with these minutes as Attachment B.

The subcommittee had general discussion regarding the Lions Club Property:

- This property is Privately Owned
- Single access
- 17.5 total acres
- Access to suburban park
- The green (on the map) is the lions park where the old swimming pool used to be- does have some additional acreage
- There is a slope – when you deal with the slope there isn't enough room to put the building on
- From topography there are potential wetlands
- Traffic is going to be an issue

The subcommittee concluded that this site should be removed from consideration as it is too small.

- 2. Scott Swamp Road-** A copy of the map that was distributed to the subcommittee is recorded with these minutes as Attachment C.

The subcommittee had general discussion regarding the Scott Swamp Road property:

- a. Two parcels
- b. Slope/topography- environmental
- c. Not big enough.

The subcommittee concluded that this site should be removed from consideration as it is too small.

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3. Jones Property – A copy of the map that was distributed to the subcommittee is recorded with these minutes as Attachment D.

The subcommittee had general discussion regarding the Scott Swamp Road property:

- 15 acres
- Town is looking at a potential bridge location
- Size is tough – with wetlands considerations it will be small
- Could fit the building with parking, however when you add the bridge into it, it would be very difficult
- Environmental concerns- it was an old junk yard

The subcommittee concluded that this site should be removed from consideration as it is too small.

The subcommittee continued their discussion on Westwoods Golf Course and Hein Farm, both of which were added to the "maybe list" at their last meeting.

- **Westwoods Golf Course-** A copy of the map that was distributed to the subcommittee is recorded with these minutes as Attachment E. Liz Dolphin stated that she is still researching the Westwoods location and looking for documentation that shows the unrestricted land.

The subcommittee had general discussion regarding the Westwoods Golf Course Property:

- Green (on the map) is the Whole parcel – there are scattered wetlands
- Red (on the map) shown is the assumption of where the 15.5 acres is released from the federal grant
- *At this time, Liz has not been able to find the map that states what is unrestricted*
- The subcommittee discussed the potential to put the school on the unrestricted portion and the athletic fields on the other portion, as it would not be in violation of the other restriction for recreational use.
 - The open space dedication does allow recreation facilities and the parking associated with those recreation facilities
- Utilities exist at this location- gas, water, sewer, roadway network
- Krell across the street- potential in the future for additional fields
- There was discussion on the potential reconfiguration for the golf course if the high school was at this location- 9 full size holes, 18 executive holes, relocate the driving range, etc.

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- The subcommittee discussed that the cost of demolition of the current high school and the cost of moving to this location would need to be considered as well.
- Road realignment and a traffic signal would be required if that was deemed the appropriate high school site.
 - If this is deemed a potential location, the subcommittee discussed having the Owner's Representative provide some ballpark numbers.
- **Hein Farm** - A copy of the map that was distributed to the subcommittee is recorded with these minutes as Attachment F.

The subcommittee had general discussion about this site and was concerned about access to this location with the flooding of Meadow Road. There would be limited access to the school in this event

The subcommittee concluded that this site should be removed from consideration due to environmental issues (flooding).

Lastly, the subcommittee reviewed the **existing Town Hall Location**, with the school built into the hill and the athletic fields remain in their current location. It was the consensus of the subcommittee that is a viable option on the current site.

E. To discuss the subcommittee's upcoming meeting schedule.

Kat will send doodle for a date and time to schedule a meeting in the next few weeks.

F. Adjourn

The meeting adjourned at 10:24 a.m.

Respectfully Submitted,

Kathryn Krajewski
Assistant Town Manager

Site Evaluation Committee Summary May 2019

Town Owned Property		
Site Name	Site Size	Concerns
Westwoods Golf Course 14 Westwoods Drive	230.65 acres total Unrestricted front portion: 15.5 acres (Approx. 2 acres used by Southwest Fire Station) Remaining Land: 215.15 acres	Unrestricted portion might have enough area for structure and parking. Remaining land is restricted by State/Federal Dedicated Open Space Agreement. The agreement does allow for recreation facilities and associated parking. Possibility to retain at least 9 holes. Significant wetlands on property.
Krell Farm 9364 Plainville Avenue	61.72 acres	Life use on the property makes property unsuitable
Hein Farm 8487 Meadow Road	50.2 acres total 23.2 acres restricted Two unrestricted portions: 15.8 & 11.2 acres	Wetlands and State conservation easement through the middle of the property. Hein Family expires 12/31/2021 While there are no deed restrictions on unrestricted portion, the acquisition was represented as use as open space/recreation/farmland <i>Added to the Maybe list</i>
Tunxis Mead Park Tunxis Mead Road	135 acres	Flooding
Town Memorial Forest Red Oak Hill Road/ Plainville Avenue	210.36 acres	Deed restricted for use as forest land and passive recreation only
Saddle Ridge Open Space 8110 Collinsville Road	100.7 acres	DEEP Grant Conservation Easement over entire property
Farmington Woods Open Space 8500 Merriman Street		99 year lease to Farmington Woods for golf course (starting 1/7/1970)
Suburban Park 1806 Farmington Avenue	20.5 acres	DEEP Grant Conservation Easement over entire property

Site Evaluation Committee Summary

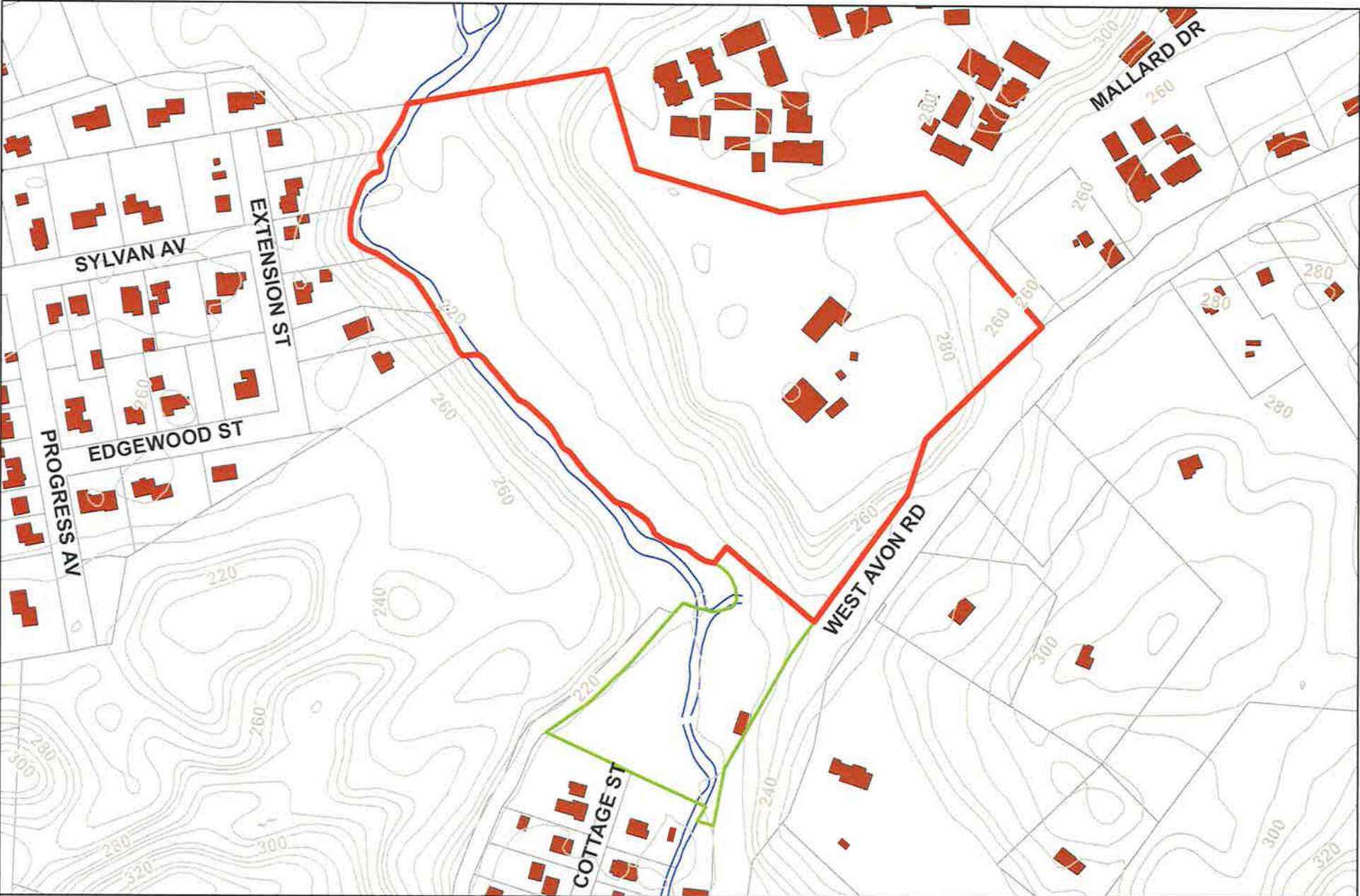
May 2019

Town Owned Property		
Site Name	Site Size	Concerns
South Ridge Open Space 8885 South Ridge Rd	90.48 acres	DEEP Grant Conservation Easement over entire property
Tinty Family Park 9190 Main Street	16.0 acres	Deed Restriction for recreational use
West District School 114 West District Road	40.0 acres	Wetlands Lots of grade/earth work required Poor access All residential neighborhood Age considerations (high school next to elementary school)
IAR School 20 Wolf Pit Road	27 acres – total 6.7 acres - field	Not enough for 2 schools
East Farms School 25 Wolf Pit Road	19.63 acres	Not enough for 2 schools
Tunxis Mead Land Fill Tunxis Mead Road	30 acres	Environmental concerns

Privately Owned Property		
Site Name	Site Size	Concerns
8800 Settlement Road	74 acres	Cell Tower fall zone Ridgeline Protection
8526 New Britain Avenue	11 acres	Too small
8517 & 8518 Morea Road	87 acres	Significant Wetlands and Flooding concerns Limited access
8384 Hyde Road (end of Executive Drive)	52 acres	Industrial/Commercial Concerns with the location

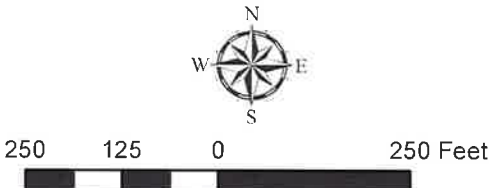
Site Evaluation Committee Summary May 2019

Privately Owned Property		
Site Name	Site Size	Concerns
Polo Grounds 152 Town Farm Road	59.5 acres	Floodway Zone Currently used and lots of money just invested in the property
Passionist Fathers 303 Middle Road	48 acres	Not for sale Bad location/poor access
Tunxis Plantation Golf Course 87 Town Farm Road	332 acres	Not for Sale - Currently uses Flooding/wetlands concerns
Tunxis Community College 271 Scott Swamp Road	24.5 acres	Multiple entries No gym
1179 Farmington Avenue (old Connecticut Sand & Stone)	48.56 acres	Lots of logistics/traffic concerns
355 Meadow Road (next to West Woods Upper Elementary School)	26.8 acres	Significant wetlands Abuts elementary school- age considerations

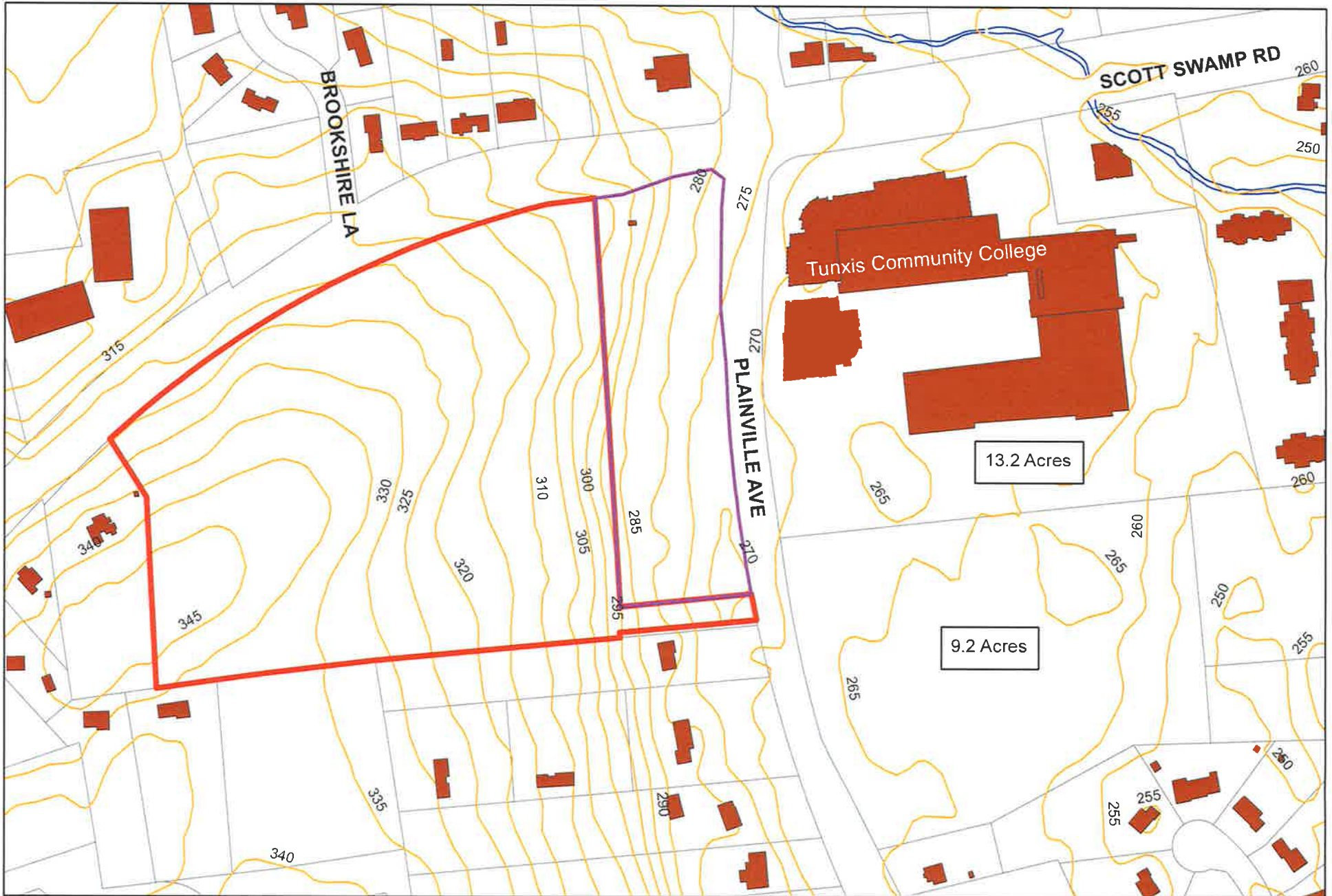


Legend



- 87 West Avon Road - 15.2 Acres
- Lions Park - 2.3 Acres

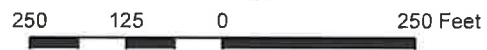
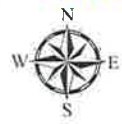


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 Prepared by L. Dolphin
 5/20/2019



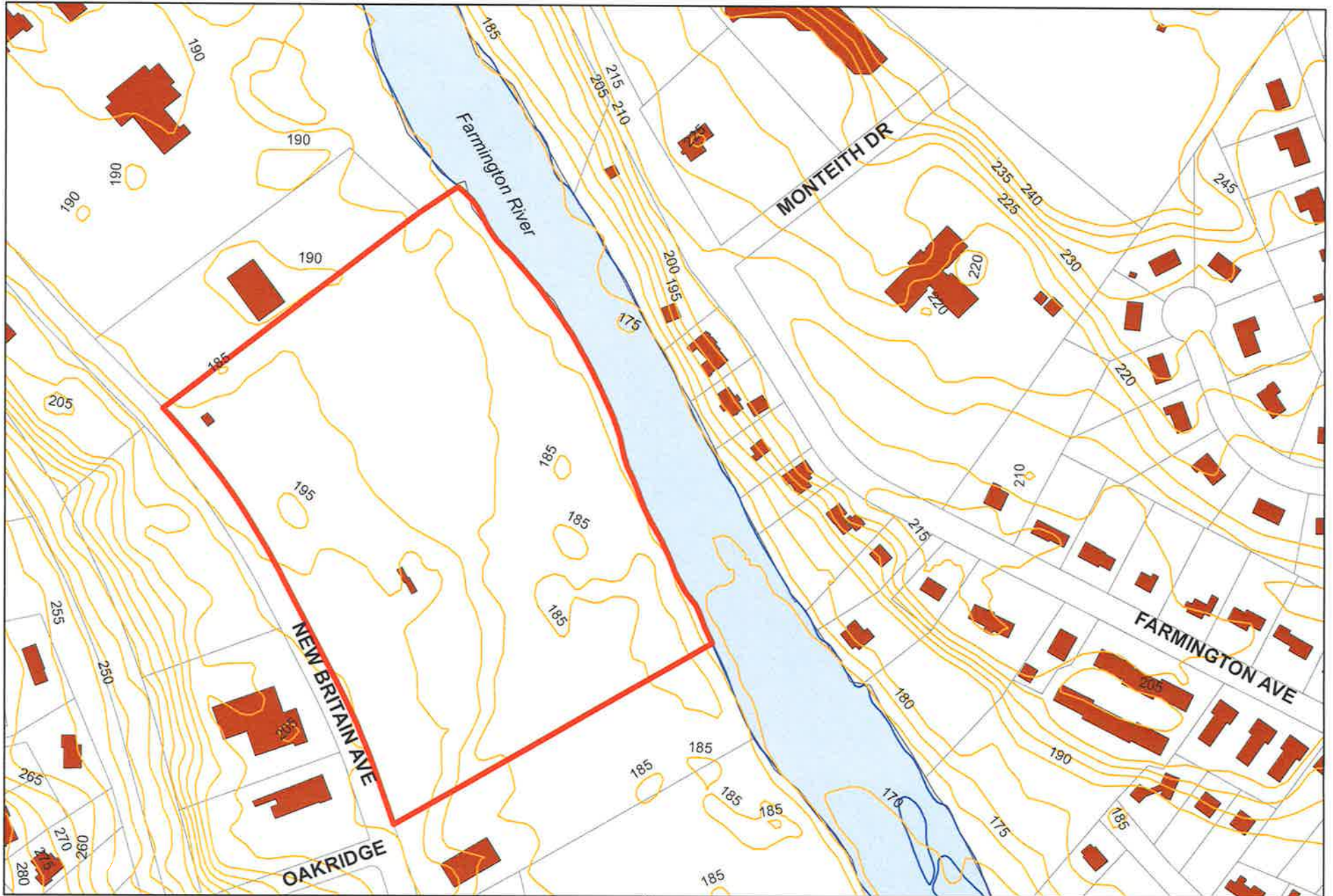
Legend

-  8766 Scott Swamp Rd - 4.2 Acres
-  8772 Scott Swamp Rd - 15.0 Acres

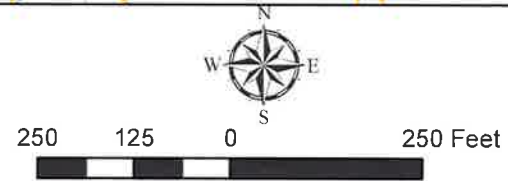


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Jones Destruction Property - 8547 New Britain Avenue




Legend
8547 New Britain Ave - 15.0 Acres

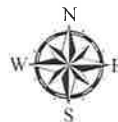


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Legend

-  Westwoods - Total - 231 Acres
-  Westwoods Unrestricted Property - 14.2 Acres



600 300 0 600 Feet

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