

**Meeting Minutes**  
**FHSBC Neighborhood Communications Subcommittee**  
**Neighborhood Engagement Meeting**  
**April 30, 2020**  
**Online Zoom Webinar**  
**6:30 PM**

**Attendees:**

Meg Guerrero  
Sharon Mazzochi  
Kathy Greider  
Matt Ross  
Devon Aldave  
Mark Garilli  
Michael Scott  
Ryszard Szczypek

**A. Welcome**

Meg Guerrero welcomed the attendees to the meeting at 6:33 P.M.

**B. Meeting Goals- Meg Guerrero, FHS Building Committee Chair**

Meg Guerrero reviewed the meeting goals which included providing a high-level overview of the approved conceptual option, reviewing concerns from abutting neighbors, and discussing next steps.

**C. FHSBC Process and Timeline Update- Meg Guerrero, FHS Building Committee Chair**

Meg Guerrero reviewed the FHSBC Process and provided a Timeline Update.

**D. FHSBC Abutting Neighborhood Liaison- Sharon Mazzochi**

Sharon Mazzochi introduced herself to the members of the public. She encouraged the neighbors to ask any questions they might have.

**E. Presentation by TSKP Studio, Project Architects**

Ryszard Szczypek and Michael Scott gave a presentation which is recorded with these minutes as Attachment A.

**F. Question & Answer Session with Neighbors**

Kate Ryan, 39 Knollwood Road, asked about the general construction timeline, specifically about the duration of construction and when neighbors can expect to experience the most disruption. Michael Scott responded by saying that construction would ideally begin in late winter/early spring, with an anticipated 18-20 month phase to construct the new building (ideally wrapping up in mid-summer so

faculty has time to prepare for the school year). The noisier but less intensive period of demolition of the current facility and sitework will occur over the course of a year. Ryszard stated that work would likely not begin until 2022, with a target date of the new building in 2023 and demolition and sitework finished in 2024.

Kate Ryan suggested creating a construction timeline visual, not tying to specific months on a calendar, but more about durations of certain phases.

Kate Ryan asked when the proposal will go to the Town Planning and Zoning commission for evaluation. Ryszard responded saying that we will not go to TPZ for site plan approval until after the referendum. This is when the drawings will be developed enough for TPZ. Ryszard estimated that this would be in around 6 months.

Kate Ryan asked about security and parking during construction. Ryszard stated that the Construction Manager would develop a security plan for the site.

Kate Ryan asked the committee to consider the placement of loudspeakers for non-emergency announcements.

John LaForest-Roys, asked the committee to consider beginning site work around the proposed building before construction begins. He asked if this aspect can be descoped from the project and sent back to Town Council to ask if this is something can be done for the Town immediately as it will add safety benefits to those walking on the construction site. Ryszard thought that an early site package could be made a part of the project. However, taking it out of the project and doing it separately would make this ineligible for reimbursement from the State. By creating this an early site package that goes to bid early, the State Department of Education would have to approve this. Ryszard stated that TSKP Studio has done this successfully in the past. If the State agrees to an early package, we would bid it separately and construction would be done separately for berming and pedestrian walkways and other safety features before construction occurs. Ryszard said more conversation would be needed with the FHS Building Committee for this, however it is possible. Ryszard asked John if he could draw up a site plan so we can consider an early site package.

Steven Lamoureux, 86 Knollwood Road, asked the committee how long the project is expected to take from start to end. Ryszard

responded saying we anticipate a minimum of 29 months, possibly longer.

Janne Gauthier, 26 Briarwood Road, asked a question regarding distance from the property line.

Peter Jones, 21 Briarwood Road, stated that this is an outrageous proposal. He felt that constructing a new building in a residential neighborhood is unacceptable. He stated that Town taxpayers can't afford this proposal and the three years of construction would cause much disruption in the neighborhood. Meg Guerrera thanked Peter for his comment and stated that it is important that we hear concerns and perspectives from everyone.

**G. Next Steps**

Meg Guerrera stated that this is the first step in neighborhood engagement. She stated that the committee and professional partners will consider the questions and conversations that were had in this meeting and that there will be more meetings in the future. She encouraged everyone to ask any other questions they may have through the committee website. She reminded the neighbors that Sharon Mazzochi is the Neighborhood Liaison and is a good contact.

Ryszard Szczypek thanked the neighbors for their comments and feedback.

Kathy Greider thanked everyone for the attendance and feedback.

**H. Adjournment**

The meeting adjourned at 7:51 p.m.



## Welcome to the FHSBC Neighborhood Engagement Meeting!

- All participants will be muted upon entry to the meeting
- For the Q & A portion of the meeting, a moderator will call on participants one at a time for their comments and/or questions
  - Please use the “Raise Hand” Feature or chat to indicate you would like to speak and wait until your name is called

**Thank you!**

# FHSBC Neighborhood Engagement- 4/30/20



1. Welcome
2. Meeting Goals
3. FHSBC Process and Timeline Update
4. FHSBC Abutting Neighborhood Liaison - Sharon Mazzochi
5. Abutting Neighborhood Project Presentation - TSKP
6. Questions and Answer Opportunity
7. Next Steps



Welcome



## Meeting Goals:

- Provide a high level overview of the Town Council approved conceptual option for the Farmington High School
- Review abutting neighborhood concerns identified to date
- Discuss additional questions and concerns
- Identify next steps

# FHSBC Neighborhood Engagement- 4/30/20



## FHSBC Process and Timeline

### Conceptual Option Phase - Complete

Evaluate conceptual design options from multiple architects to provide Town Council with the information they need to set the net municipal project cost range and overall project scope.

- ✓ Establish FHSBC and Sub-Committees
- ✓ Begin Communications Planning
- ✓ Complete Site Analysis
- ✓ Select firm for Owner's Representative Services (RFP & Interviews)
- ✓ Select firms for Architect Services (RFP & Interviews)
- ✓ Review Educational Specifications
- ✓ Create Conceptual Design Options (Maintain/Renovate/New)
- ✓ Review and Analyze Conceptual Design Options
- ✓ Present Conceptual Design Options to Town Council

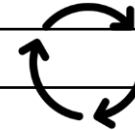
**Town Council Unanimous Decision**  
TSKP New Build  
Net Municipal Cost Target Range: \$105M - \$110M



### Preliminary Plan Phase

Design a comprehensive solution to address the BOE Statement of Needs that falls within the net municipal project cost range and overall project scope set by Town Council

- ✓ Select Project Architect
- Schematic Design Development
- Collaboration with Stakeholders
- Schematic Design Review and Analysis
- Schematic Design and Budget Presented to Town Council
- Schematic Design and Budget Approved by Town Council (6/20)
- Continued Community Education and Communication



**Town Meeting/Referendum (Fall 2020)**

We  
are  
here  
(4/30)

(This is a planning document that represents high-level tasks and will be updated continually.)



# FHSBC Neighborhood Engagement- 4/30/20



**Sharon Mazzochi**

FHSBC Abutting Neighborhood Liaison

# Neighbor Presentation

## Farmington High School



# Sequence of Construction



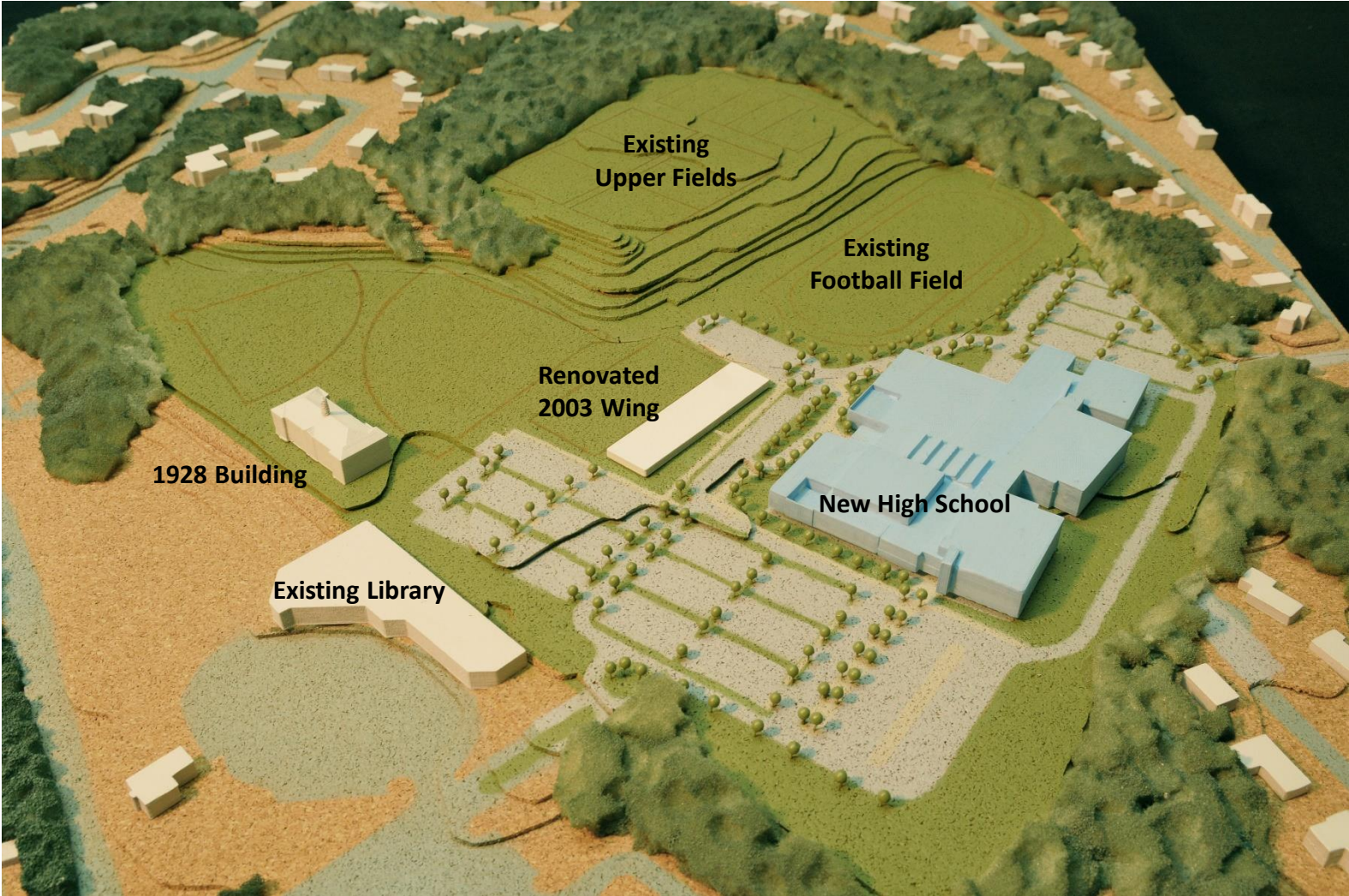
# Sequence of Construction



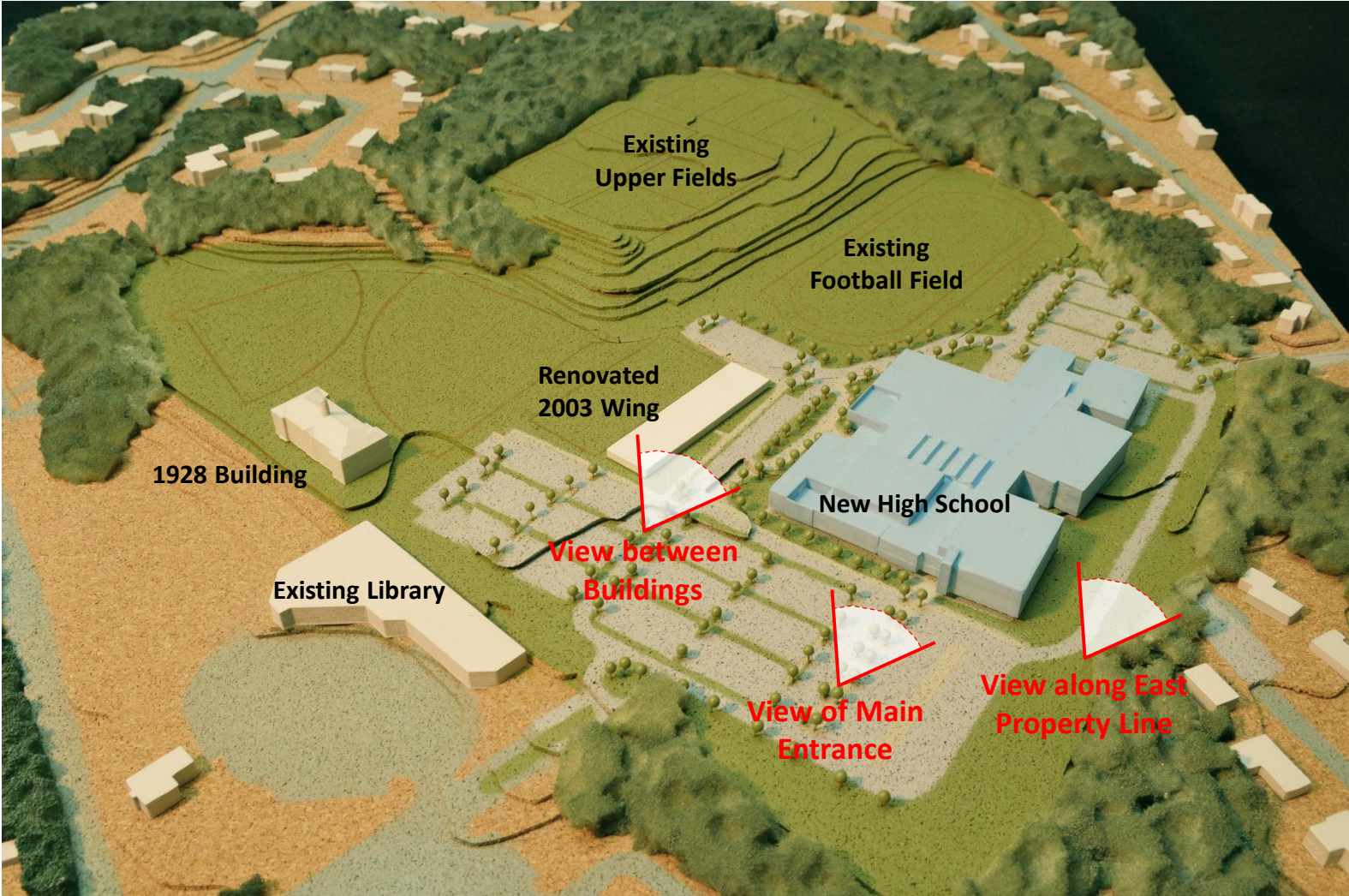
# Final Site



# Aerial View



# Aerial View



# View of Main Entrance





# View between Buildings



# View along East Property Line - Existing



# View along East Property Line



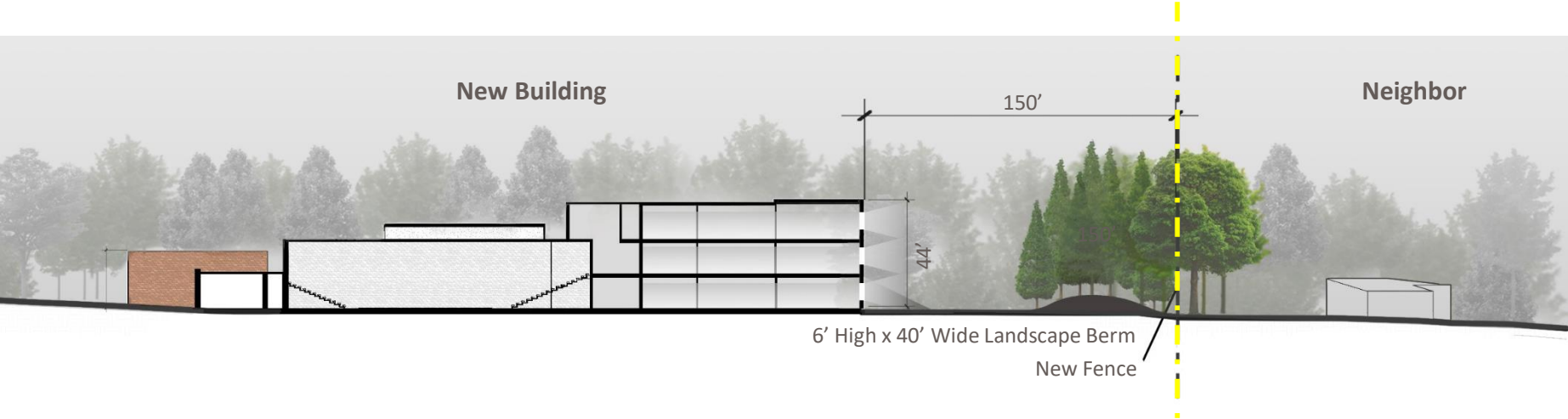
# View along East Property Line – Evening View



# Site Section



# East Edge of Property



# Extent of Berm



# View from Public Ways





# View from Public Ways

A



B



# Review and Oversight for Public Safety

## Section 25. STORMWATER SYSTEMS

- A. Stormwater systems designed and installed in conjunction with the development of land must receive the approval of the Commission in consultation with the Town Engineer.
- B. Stormwater systems shall be designed for the following objectives:
  - 1. Prevent flooding of onsite or offsite property.
  - 2. Feed and recharge inland wetlands, surface and subsurface waters.
  - 3. Minimize pollutant loads in stormwater runoff into inland wetlands, surface and subsurface waters.
  - 4. Maintain the hydrology of existing sub watersheds including wetlands and watercourses.
- C. The Commission may withhold the approval of a storm water system design if it fails to meet the above objectives.
- D. The maintenance of a private storm water system is the responsibility of the property owner. The Commission may require that a maintenance program be developed and submitted to them for approval. The Commission may require that a bond be posted and/or that periodic reports be filed with the Town to ensure that the required maintenance has been performed.

## Section 26. CONSERVATION EASEMENTS

When a conservation easement is offered or required in conjunction with any approval granted by the Commission, such easement area shall be located on the property by affixing a marker provided by the Town to a tree or a 4" x 4" cedar or pressure treated post, a maximum of 48" high. Such markers shall be spaced at each change of direction of the easement line or a maximum of 50 feet apart. The actual layout of posts and markers shall be approved by the Planning Department staff and must be installed prior to any construction activity unless otherwise approved.

## Section 27. REGULATION OF INTENSIVE CONSTRUCTION ACTIVITIES

- A. PURPOSE. Vibration, noise and dewatering associated with various construction activities which are deemed intensive including but not limited to pile driving, blasting, mass excavation or compaction and rock crushing may have physical and psychological impact upon neighboring structures and occupants. These impacts could include damage to real property, a reduction of quantity or quality of water from drinking water wells and a diminution in quality of life from various deleterious effects. The following set of regulations has been developed to prevent or diminish such effects.
- B. GENERAL REQUIREMENTS. Construction activities such as blasting, pile driving, mass excavation or compaction and rock crushing shall be undertaken in a manner, which avoids or minimizes impacts on surrounding properties and persons. This shall include but not be limited to the following provisions:

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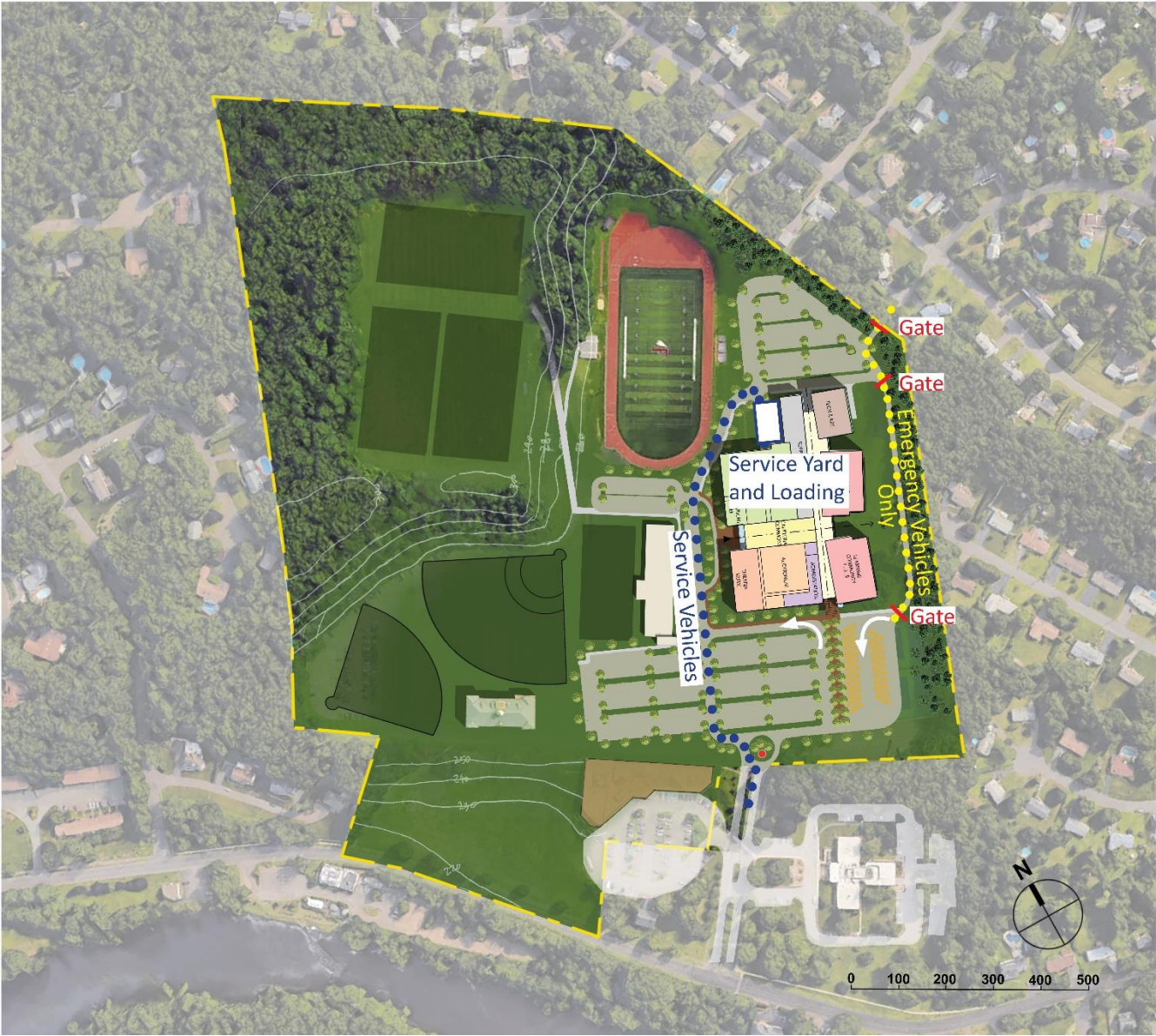
## STATE:

- Air quality procedures and monitoring defined by State

## TOWN:

- Ordinance geared towards blasting, pile driving, and mass excavation
- Limits activities to 8 AM- 2PM weekdays
- For vibration and noise control, defines:
  - Procedures
  - Performance standards
  - Monitoring
  - Reporting

# Service and Traffic



# First Floor



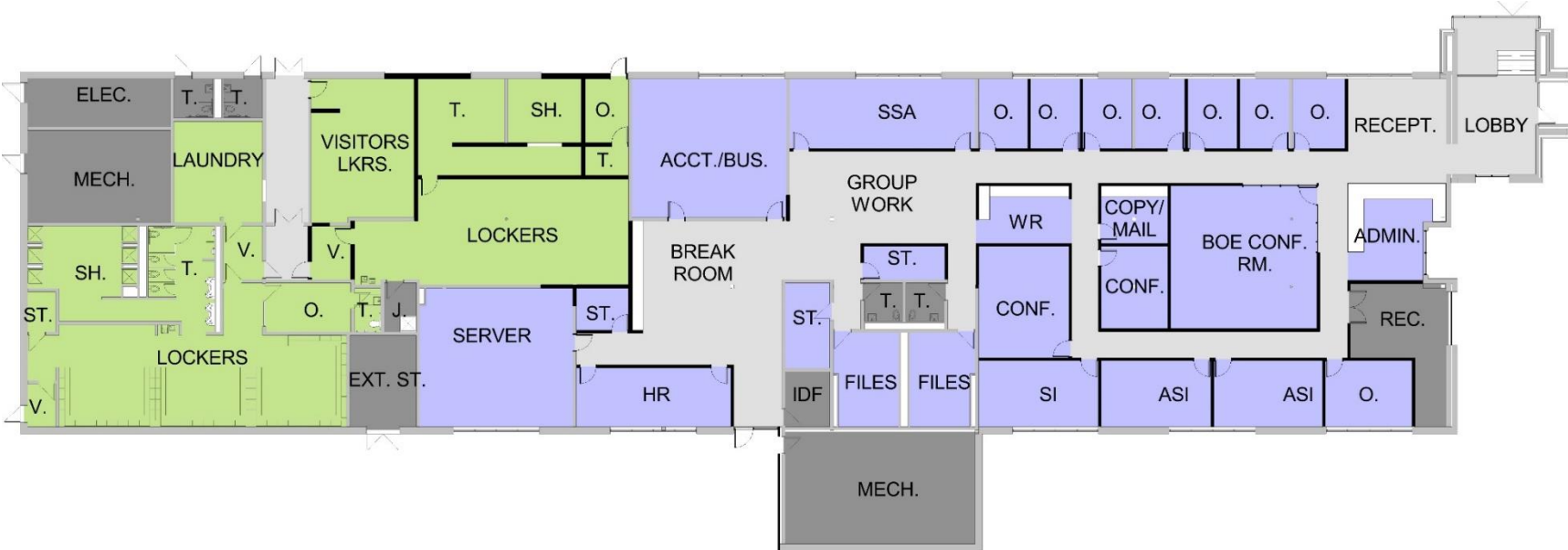
# Second Floor



# Third Floor



# Renovated 2003 Wing





## Questions & Answers

A moderator will call on participants one at a time for their comments and/or questions

Please use the “Raise Hand” Feature or chat to indicate you would like to speak.



# FHSBC Neighborhood Engagement- 4/30/20



**Next Steps**

**Thank You!**