

Town of Watertown
The Planning and Zoning Commission
Public Hearing
January 23, 2008

Time: 7:00 PM

Date: Wednesday, January 23, 2008

Place: Watertown High School Technology Center
324 French Street
Watertown, Ct

Minnich: I call the Planning and Zoning Commission to order. Carol would you please call the roll.

Present: D. Minnich, J. Wick, M. Masayda, J. Branson, R. Russ, G. Martin, C. Mancini, D. George, K. Demirs, R. Rondeau

Absent: R. Russ, G. Martin

Ken Demirs will you please sit in for R. Russ
Ray would you sit in for Gary Martin.

G. Martin arrive at 7:55 PM
R. Rondeau no longer seated for G. Martin

Minnich: First item on the agenda is a special permit. Before I start this let me ask this Commission these are obviously three separate hearings do you wish to hold them as three separate hearings or hold all as a single hearing.

George: As a single hearing.

Minnich: Is that the consensus of the Commission?

Wick: They are different issues. I guess we can hold it as a single hearing but still discuss the different issues that apply to each.

Minnich: We will then as a consensus will hold one large hearing for this.

The hearing is a Special Permit #223 for Watertown High School in Watertown, Ct. for a site plan modification for an educational use with additions and renovations located at Watertown High School, 324 French Street, in Watertown and Special Permit #234 for Judson School, Watertown, Ct site plan modifications for educational use with additions and renovations located at Judson School at 124 Hamilton Lane, and finally Special Permit #235 at Polk School, Watertown, Ct, a site plan modification for an educational use with additions and renovations located at Polk School, 435 Buckingham Street in Oakville.

Mike would you please read the notice of public hearing.

Masayda: With what Dave just said he said specifically what the three were, at this hearing interested persons will be heard and written communications will be received the copy of special permit application are on file at the Planning and Zoning office, 51 Depot Street, 502, Watertown, Ct. for a review Monday through Friday, 8 AM to 5 PM or by call 860-945-5266 for appointment. Dated at Watertown, Ct. this 10th and 17th day of January 2008.

Minnich: The applicants have a presentation?

Todd LoFrese – Assistant Superintendent for the Watertown Board of Education

First I would like to say thank you to all the Commission members for coming out and having this special meeting for these three school projects. We appreciate your time and dedication towards helping us move forward as a town with these important school projects. Our architect Kaestle Boos Associates, Mr. David King is here, he has a power point with some images and overviews of the site and the building plans to kind of familiarize everyone with exactly what the plans are. Is also available for questions? He has other staff members with him, the landscape architect as well, as some of consultants. Traffic study engineers and the like that could also assist with any questions that members may have. And then last I would like to thank Ruth and Chuck and the other members of the Land Office and Public Works Department for allowing us to at times barge in unexpectedly over the past several months with papers asking for assistance and guidance at all times they were willing to go above and beyond to help us with that. So thank you very much. David

David King – Kaestle Boos

Thank you and good evening with me tonight is our project coordinator Freddie Kreicha in the back, Joe DiCarlo is our landscape architect who will do a lion's share of the presentation and then our other consultants are here and they will come on as needed. With the boards permission we will present all three at once and we will go from there. Ready Joe.

Joseph DiCarlo – Landscape Architect – Kaestle Boos Associates

We have passed around here smaller copies of the site plans that we will discuss this evening. The first one is going to be the Watertown High School. You want to put the graphic on. This project is going to entail quite of bit of extensive site work on the outside of the building. This plan you see before you now is sort of a pretty picture of what the end product is suppose to look like. To orient you over here is French Street, the purple building in the middle is the high school, and the smaller portion of the building to the front is where the addition will be occurring. As part of this project there will be extensive demolition of most of the pavement that is on the site right now. It is our intent to pulverize and re pave the parking lots specifically towards the rear of the school. Recycling that pavement and using it this sort of falls into kind of maintenance, there is not a real design change to the parking at the rear of the school up in this area here. There is an existing parking lot over here that will be ripped up and reconfigured to kind of go with this flow of traffic that we are working on. Some demolition work, there is a lot of interior demolition it does affect the site plan the front of the building will obviously be demolished to make room for the new addition. In addition at the stadium the grandstands will be removed the existing natural grass football field will be taken out and it will be ancillary removal of vegetation on site. And utility work to go along with this. The new addition which you see on the front of the building is approximately 28,900 square feet. The only other structural work that we are going to be doing is that the present storage building in the stadium is going to be removed and re built up here. Up there we are going to because with the building moving out and you can imagine were out almost in the middle of the parking lot that is out front there now. We have to make room for the bus loop which will encroach slightly on the corner of the stadium so we have to relocate that building. The big issues with the no pavement areas are first the entry drive is going be widened to three lanes. This will permit two exit lanes which will allow

simultaneous left and right turns which should ease the congestion at dismal time and the intense pressure to get cars off site. Up here as the lane moves in it will change to one lane out down here and have a left turn and straight ahead lane, the straight ahead lane will be for the bus loop which is approximately where the bus loop is now but it will be exclusively for buses. There will be a separate area up here for parent drop off which then segregates parents and cars and buses at the pickup and drop of time. The parking has been expanded from the present 309 spaces to approximately 378 spaces to the extent possible the main public entry ways in here will be concrete pavement walks as a cost saving measure it expected that the ancillary walks system will be bituminous concrete. All of the site will be made handicap accessible. The new athletic facilities that we are proposing are as I mentioned earlier. The stadium will become a synthetic turf field, multipurpose synthetic turf field. The grandstands will be replaced with new compliant accessible grandstands. At the south side of the school it is the intent to renovate those fields to create a rectangular sort of multipurpose field. Again sort of soccer, football field, a field hockey field and a new women's varsity softball field again down in that area. As an alternate should there be a money available it is anticipated and we put in the bids documents that multipurpose field would also become a synthetic turf field which would increase the recreational opportunities on site. This was part of a compromise that we had to make after we got into the design documents and further investigation which revealed initially if you remember there was talk about putting athletic fields down here on the slopes. Very steeply sloping, very costly to build there but those clouds that you see on the drawing there actually represent mapped and delineated wetlands and the size of them would be such that it would be a massive undertaking to replicate or build over those. So it was decided that was not an area to be built on. Finally there are also obviously the infrastructure improvements, sewer and water, new power lines, overhead lines are going to be taken down and put underground, and there will be some new site lighting, again code compliant. Poles are under the thirty foot height, all the light will be shielded. The ancillary things landscaping, trees, shrubs, benches, bike racks, flag poles all sort of things are all part of the intended development. And that is it as far as the high school goes. I don't know if you want to open with questions or how you want to do it?

Minnich: We kind of made it this entire one. Do you want to ask questions now or how you wish to proceed?

DiCarlo: Do you want me to go on with the next one. You want to open it to public questions?

Rich Anticco - 34 Eldorrsio Street

I have been listening to this gentleman and his proposals which are all receive to me to be very nice. I came here primarily for the Polk School re development. But listening to this I just didn't hear anything about enhancing the, I know Watertown High School we have a great school system here but it seems like this is all geared toward sports and it doesn't seem to have, I didn't hear anything about enhancing the educational value of the majority of the students who play sports. That is about all I wanted to say.

Minnich: Is there any other comments from members of the Commission on the High School one?

Wick: I was wondering if you are widening the end of the driveway three lanes where is that additional barrier going to come from?

DiCarlo: It will be on the stadium side of the road. The road is actually fairly wide right now we are going to be increasing and don't mark my words but another six feet towards the stadium which means we got to take the fence down and move over.

Wick: The west side it not going to move the slope any closer.

DiCarlo: No, I would guess although it got some jogs the curb on the east side will be about where it is now.

Wick: I haven't had a chance to thoroughly read what was handed out, but it seems there are some issues about site line and traffic and talk about I know when I come up French Street and turn in here the site line is not very good. So I guess I am asking one does this plan meet all our site line requirements and two is likely to cause more of a problem if have cars bottled in one part and I am going out you have two cars coming?

DiCarlo: The staff has brought up those questions also to us, I don't know if the traffic engineer wants to make a comment, I can obviously say that the driveway exit is there now and we are not moving it, so whatever the issue is there is not a way to correct it without knocking the top of the hill off.

Wick: The second part of my question was if having two lanes coming out instead of one would create more of a problem than easing the problem. It may ease the problem for the school but it may not ease the problem on French St.

LoFrese: Yes, and to answer that question specifically I received correspondence from the director of Public Works today in regards to that item and as part of our research we will looking at whether or not a traffic light or other traffic device is needed at that intersection.

Wick: Okay, so that will be looked at. This is slightly off, but I know that we had approved Swift Jr. High that one of the things we looked at because they were losing overflow...

Minnich: May I ask members in the audience that we need keep this recorded and your conversations are not helpful to getting that so if you could continue Judy.

Wick: What I want to know is if this additional parking that you are showing takes that into account otherwise if you have a natural turf field would that be considered for overflow parking at any time? My understanding it is a synthetic turf you cannot park on it. I guess the question I am asking is does this plan take into account either overflow parking at the high school or what we had taken into account which is overflow parking at Swift coming to the high school to use parking at the high school?

LoFrese: I think indirectly or probably, I don't know if this is an answer to your question or not but I will try. The plan for the rear of the school is to irrigate the fields, if we are not successful or if there is insufficient funds to allow for the alternate with the artificial turf. So I don't think we like to park cars on the irrigated field either. Just due to the equipment that is going to be in the lawn.

- Wick: So then I come back to, does this plan take into account what we had basically discussed or considered in our approval for Swift that there would be sufficient overflow of parking to be able to use Watertown?
- DiCarlo: I can't give you car for car account, there is sufficient space here again keep in mind I am assuming that at special events for instance the school buses wouldn't be picking and delivering kids the road is wide enough that we could put parallel parking down the road as an overflow measure that might be a police issue, so I don't want to speak to that. Also might be glossed over the fact that there was some additional parking down there where the old tennis courts use to be and I am guessing that staff and students might not want to park down there, but as an overflow and special event parking lot that would be available down there.
- Wick: Has any consideration been given to say limiting, having permits for student parking or limiting student parking?
- DiCarlo: That is an administrative issue.
- Wick: Just because we are losing a field right here so that what led to the answer.
- LoFrese: We are not anticipating additional staff or additional students at the school and our net parking places are increasing by about 80 spots. At the conclusion of the project there would be an additional 80 spots that are not currently on site and there is the believe that staffing or student body is going to change.
- Wick: I guess what I see is that I know when I come here in the little league and other, that field where there is going to be parking lots now is used a lot by recreation. And that will no longer be available and to my knowledge we do not have another field to go in there and pick it up. I guess part of the question I am asking is all that parking necessary.
- Gary: Currently at the rear of the building the fields overlap so you cannot multiple sports playing on the rear fields and if you noticed in the site plan on this design there accommodations to expand the recreational fields in the rear of the school, which would allow multiple use of the field.

Franson: Does your current car count include the area by the pool that graveled area? Is that part of your current car count?

DiCarlo: I am not sure what you mean by the gravel area?

Franson: Whether the student parking area now?

DiCarlo: Yes that is included in the count.

Mancini: The full effect parking Judy says she is not sure if you have too much parking, I am wondering if you don't have enough parking. If you turf the other field means you are going to be using a lot more, it will coincide with both fields being used at the same time, is there going to be enough parking for both fields? Two turf fields if you do get it? I am asking you Joe and the Board of Education?

DiCarlo: I am not sure if there is a convenient answer because it is hard to say how many trips or cars it would generate for each sport. All I could tell you is that the number of parking spaces is at the discretion of the Commission. So from a starting point without knowing what the dictate will be we put as many as we can possibly fit on here.

Mancini: My concern here I talk like what Judy says that two fields that are there now they are going to be turning into parking, they use all the time. And I hate to see all of a sudden we can't use both fields because we don't have enough parking for both fields. Todd do you know if that has been taken into consideration?

LoFrese: The field use is predominately after school or on weekends. So staff population parking and the large portion of the student body is not on site. Then there is other types of accommodations that the school already takes into account if there is going to be a large sporting event, large football game out front they try not to schedule multiple events on site, athletic events that would cause issues with parking. Then for substantial events we are required to go to the Police and Fire Department and notify them of our anticipated attendees and get their sign off for that type of event.

Masayda: Can those fields in the back be used for simultaneously; say the baseball and the soccer field or is it just one or the other?

DiCarlo: There is one overlap and that is the field hockey is in the outfield of the softball diamond. But other one the soccer multipurpose and the upper part could be used simultaneously with the soft ball being used or with field hockey in the other field being used. You can use two fields at a time in the back.

Masayda: Three events at the school at the same time.

DiCarlo: Yes, that potential is there.

Minnich: Is there any other questions at this time?

Rondeau: Which one is the multipurpose field in the back lot is there capability of using that, it's a rectangular shape right now and I don't know the exact dimensions but is it possible to actually have two ball games going on in that back area? Because what we are losing up in the top left hand corner there is going to be one less ball field?

DiCarlo: I am a little unclear and that is that this here is a regulation 185 by 360 foot soccer field, so I am not sure what two sports you would play on that simultaneously.

Rondeau: What I am saying is on that rectangular area as well as the softball field, in other words could you have two ball teams going on?

DiCarlo: Yes, Correct, you could have a softball game going on while the multipurpose field is being used.

Rondeau: Could the multipurpose field be used as a ball park? We are losing a Little League field somewhere?

DiCarlo: As you know at Swift we ran into some problems with outfields and things but yes you can play baseball on it, certainly.

Rondeau: It is dimensionally large enough for...

DiCarlo: We would get into that situation again of right field might be a little short because the there would be a slight slope down to the other field so you wouldn't have a very long right field, left field would be 360 feet.

Rondeau: That being said then, the area that is down by the tennis courts is that grassy area below there is that area...

DiCarlo: That is a 45 degree slope.

Rondeau: There is no other area on the property where parking could occur?

DiCarlo: Obviously you see the end result we have tried at least a dozen configurations, parking up where the tennis courts are now, tennis down where the parking is we looked at other configurations of rectangular fields. Cheating as close as we could to the wetlands, but again because of the 45 degrees slope the cost would get up in the million dollars for a natural grass field, so we come up with the best compromise we could with the available site.

Minnich: Is there any other members of the Commission have questions at this time? If I could ask Chuck or Ruth or whoever wishes to go first you provided us a memo on the high school perhaps this is an appropriate time to review that. We just got this evening and maybe you can indicate what you feel are appropriate for us to know in this hearing.

Chuck Berger – Land Engineer

I will briefly go through my memo hitting on what I guess I believe are the high points. I won't go through them point by point but just some of the issues and most of these issues 99% of these were discussed in a meeting last week with the consultants. Although this memo is dated today, they have seen these issues before and I believe tonight are prepared to respond to a number of them.

Beginning on page one minor comment the aisles in the parking area should be a minimum of 25 feet right now they are shown as 24 feet. Public Works Department in any of our projects consistently removes any abandoned drainage pipes we do not leave abandoned drainage pipes in the road. And we would recommend that on all three of the school projects that if drainage structures are proposed to be abandoned they would be removed and not filled with concrete in place. We also consistently recommend that reinforce concrete pipe be used in all area subject to vehicular traffic. When you get in areas that are not subject to vehicle trafficking you can use the plastic pipe. But we do recommend RCP pipe

throughout. Some additional details on the rain gardens some catch basins out at the end of the access road off by French Street. Along the back parking lot that Mr. DiCarlo mentioned I guess this is something for the Commission to consider whether or not that maintenance activity or whether those are new rebuilt parking areas because right now there are I don't have the plans open in front of me but if we're going to treat them as new we need to add landscape islands for every 12 spaces. In the area to the west of the back athletic field, if I have my directions correct here there is a proposed infiltration system to deal with some of the storm water on the site, maybe I will take a step back on all the school projects there are proposing underground detention and or infiltration systems. There are no what we normally see here is the above ground detention ponds without structures that you can see and monitor and observe on how they are operating due to site constraints and other issues that I have asked for and narrative justification on. I will be asking on three sites as to why you can't provide above ground detention here. They are proposing all below ground detention and or infiltrators in area that I was just describing near the athletic field I want to make sure that underground infiltration system doesn't impact the athletic field that is just down slope from it.

DiCarlo: When you say the area west of it down by the soft ball field?

Berger: Over by the other ball field, the infiltrators that pick up those catch basins, there is an infiltrator proposed in that parking area and I want to make sure that infiltrator does not affect the future?

There is an infiltrator proposed in there and I want to make sure that doesn't impact the fields. Up in this area up in here there is a detention system consisting of underground corrugated metal pipes for five of them they will act as a detention basin underneath there and I am looking for some information on the life span of those details of the inlet and outlet structure. Some freeboard to be incorporated into the design as well as if I am not sure if this is a manufactured system or if this is something that is being proposed by the consultant. If it is a manufactured system I would like to see some details on manufacturers recommendations for installation. If not if there any experience in others places where this type of system has been used. I have not seen one used before so looking for little bit more back up on that. Access control measures at Tower Road as well as Pleasantview Avenue should be shown on the plans whether they are gated or whatever the measures are there, there is nothing currently shown on

the plans and I know that has been a controversial issue and should be specified on the plans. If there is any operational details a narrative should be provided on those. As Mr. DiCarlo has mentioned there are a number of steep slopes, steeply sloping areas here, guide rails and fencing at the top of the steep slope should be evaluated throughout. Down in this area there is a very steep embankment with a rip rap swale and a drainage pipe underneath the access road to the Fire District sewer treatment plant there, I am looking for additional details and possible re design of that because of the alignment is I will say awkward is the best word and making sure that we do not cause any erosion down by Steel Brook for the outlet for that. Down slope from the tennis courts is another infiltration system again I am looking for some details on the manufacturers recommendation for installation of that, there is some inlet and outlet structures there that I am not familiar with and they may be perfectly fine but I am looking for those details. I am suggesting at the top of the slope this is the edge of the fields, the tennis courts there, there is a drainage swale that will pick up drainage before it discharges down what is a very steep slope in this area as well. I am recommending that a access way, a maintenance way be provided along that top slope to make sure that maintenance crews can get in there and keep that swale open to keep the drainage structure open. And that system ties into an existing 18 inch pipe that discharges I believe down through this wetland area down here and looking at them, I have not been out to that area, the site in probably a couple of years but looking at the plans today I added a comment that is new to the consultant about looking at the stability of that outlet through to make sure that were not causing any additional erosion it look from the topographic information on the plans that there may be some erosion there and I just want to confirm that we are not worsening that situation. Erosion control plan shows a very large stock pile area in the middle of the existing field if that is for the work on the field that is a good location but it should not be used for any other on site soil stock pile. I don't think we want to be crossing the track we want to minimize the number of times we are crossing the track during the construction. Catch basin we haven't had the best of luck using those, if they are not maintained properly, they fill up and we go to take them out of the basins we dump all the sediment right back into basin. Given the onsite storm water management system is going to be mostly underground I like some consideration given to the sequence of construction and when we are going to be tying the new drainage system into those underground structures. I don't want to do it too early during construction so we get a lot of sediment and erosion issues going into the underground structures that we will have to clean out at the end of

construction and potentially compromise their future functioning. Pre construction meetings should be held with town staff before any on site activity currently allows for some tree clearing and other work to begin prior to the pre construction meeting a weekly report submitted to the Land Use office because in total they are going to be disturbing about 22 acres of site disturbance here. There will be a storm pollution control plan required by DEP that should be submitted to the Planning and Zoning office, temporary sediment trap proposed I am questioning the feasibility of constructing it where it is shown. Number 7 on page 3 talks about there is a lot of good sediment erosion control information shown on the plans now. All the appropriate measures are shown however there is not a detailed sequence of construction. In order for proposed is to defer the development of that sequence of construction until the contractor is hired and the also hire a project manager for project of this site and proposing to put together that detailed sequence of construction at a later date. If the Commission is okay with at a minimum town land use staff ought to be involved in a review and approval role of that detailed sequence of construction. Over in this area here, there is another very steep slope which I believe at its maximum height is about 75 feet tall with a 2 to 1 slope. On page 3 it talks about there is a lot good sediment erosion control shown on the plans now. All the appropriate measures are shown however there is not detailed sequence of construction. What is proposed is to defer that development of sequence of construction until contractor is hired and they also a project manager for a project this site and proposed to put together a detailed sequence of construction at a later date. If that is what the Commission is okay with at a minimum town land use staff ought to be involved in a review and approval role of that detailed sequence of construction. Over in this area here there is another very steep slope which I believe at its maximum height is about 75 feet tall with 2 to 1 slopes there are reverse benches which are basically flat spots if you will, that tilt back into the bank every 15 or so feet. So from a soil stability stand point and its got drainage incorporated, those are all good things but I am looking for a detailed sequence of construction given that height and that slope. To make sure again that we are close to Steel Brook here and we want to make sure that gets constructed appropriately. Number 9 on that same page in writing this memo today I was concerned about that slope becoming an attractive nuisance for kids on sleds or whatever the case may be. We got a 75 foot high very steep bank that would be an attractive nuisance and I want to make sure that we prohibit access to that area. We don't want kids getting hurt because a 2 to 1 slope is not something you can comfortably walk on or regain your composure

until you roll down and hopefully you will catch it at the reverse bench fifteen feet down. Storm drainage analysis talks a bunch of these things already the alternative providing above ground detention design it, all on site storm water drainage system for the 25 year frequency storm. The detention system for the 2, 10, 25, 50, and 100 year storm looking at the impact on the timing on peaks flows at Steel Brook. There is also proposed storm water management system maintenance program shown on the plans as well as in the report. It needs to be expanded to specifically address each of the measures here given that it is pretty complicated involved in storm water management system that is proposed here. We want to make sure that going into the future we maintain it correctly. There is a couple of catch basins where at least looking preliminarily at the results from the analysis there is going to be some ponding that I think that there are some good alternatives that we discussed to eliminate ponding in some of the yard drains and some of the catch basins in the parking lot. We are also going to take a better look at the roof drains and how they tie into the storm drainage system because there was some issues on how that was showing in the output in the analysis. The traffic study you received a memo from Mr. Cavanaugh, tonight on that the site line issues that were discussed earlier. Existing conditions are 255 feet to the left and 215 feet to the right. The curb posted speed limit is 25 miles per hour and for that speed you would need a site line of 280 feet. Existing speeds on French Street based on a very recent traffic study that the public works department did shows speeds are actually in the range of 42 to 43 miles per hour which would require a site line of 455 feet. So Mr. Cavanaugh is recommending some additional analysis on that, Todd also spoke about that they are aware of. And that is it for now if you have any questions I will be happy to answer them.

Minnich: Thank you Chuck, Ruth did you have any comments of your memo?

Mulcahy: Just a few comments going through. We did give back a fire marshal's review and he did approve the January second plan based upon what they have proposed. The parking as was brought up on during the discussion here the Commission needs to determine if the existing parking areas which are being renovated need to meet any of the regulations for parking. Landscape buffer that is one of the areas's that we discussed with everyone. There is a required 50 foot landscaped buffer between non residential uses adjacent to residential districts. The new parking area that you see at the top there is one of the areas where you were falling short. Then the others existing the access way that is existing that would not be an

consideration, but the new parking would be one of the areas of consideration that they should either get variance or change it and provide a landscape buffer. There are alternatives in the regulations and I think that they saw those. The landscaping plan has been submitted and the official landscaping for those buffers. There was a lighting plan submitted I think we are going to hear more about that tonight because some of it I asked for the average lighting they do have and the uniformly ratio and that was going to be provided tonight and also I talked to the lighting consultant today about light trespass as well. And as you know the new regulations do not allow light trespass. The access way is the other problem in the regulations that only allow you to have a 30 foot access wide access way there and they are proposing to increase this to sixty feet. They would need a variance for that access way. Other than that just a review of the variances would need to go forward with this plan would be number one is the access and it shall be 30 feet except for two ways with the raised island 44. Landscaped buffers a 50 foot landscape buffer. The screening shall be provided for parking areas visible from adjacent properties from the street. Those would be the three areas for the high school that would require variances for this.

Minnich: Is there any other questions at this time from members of the Commission?

Rondeau: I had one other question about the parking could you show me if someone were to access those rear fields exactly how they would get if they were coming in from the Main French Street exit?

DiCarlo: Come down the road here, over to here. Or down here and as I say if there was a large event and they needed overflow parking but I have to tell it is down a few feet so it is a hike back up to the fields from down there, it's available for parking.

Rondeau: I have a question and it appears on the map that I just wanted to verify it. It appears that when you take first left off of Main Drive that center aisle there seems to be a two way traffic road if you will once you get past that second intersection it appears that actually going through what appears to be a parking lot to get through the rest of the spot and you also go through a parking lot where cars are going to be backing in and out and you are going to have two way traffic going on there. My concern would be that obviously there is kids running around, there is various things like that ad from a safety stand point I like to know why you can't continue that two way road that separate and independent and make that

continuous all the way to the back from a safety stand point I think that would be more....

DiCarlo: I can tell you that initially it was that way and the problem we have is up here, it is extremely steep and when I widened it out to get us a boulevard all the way through the grading at the steepest allowed by code and by common sense was pushing grading onto the neighbors property so we had to pull back and the only way we could do that was to eliminate the boulevard from that point on.

Rondeau: So just from a, I could understand where you are coming from and I understand the problem but I find it hard to accept this issue of safety, compromising safety for a couple of parking spots. I am not referring that the parking spots are not important but I think some little kid that is running out there gets out of a car and getting run over is far more important than a couple of parking spots. I would like to try to see something done that would make it a little bit safer. It is not just one field your attempting to make access to what conceivable give synthetic field that I would imagine is going to get a lot more use than the area it gets currently and to have access to your parking lot like that I do not think it is a safe means of.

DiCarlo: And obviously you are right the safety of children should be paramount and I can tell you as I said that the parking was moved further out it simply could not work physically because we couldn't get the grades to work unless we went to an extremely expensive retaining wall and then the other issue becomes the entire is actually a parking lot all of this.

Rondeau: If you were to make that area a two lane access all the way around instead of having vertical parking have it parallel parking obviously you are going to lose a number of spaces.

DiCarlo: You would end up with a third of what we got there now.

Rondeau: A third of how many? There is 30 spaces there and lose 20.

DiCarlo: We have got 60 you would lose about 40. And I am talking off the top of my head and I am looking at our islands every twelve cars.

Rondeau: I am talking about just the top part, if you were to continue that as two ways and have parallel parking on that back edge vs. what would be.

DiCarlo: It looks like 36 cars we would lose a third of those it would be twelve less.

Rondeau: I would personally prefer to see 12 left parking spots and have a safer.

DiCarlo: And again the required parking is at the Commission's discretion, so that is certainly your prerogative if you would like to see that.

Mancini: Adding on to what Ray had to say the lower parking lot here, I don't know the slope there can you add on to that park a little bit to the left there?

DiCarlo: I don't want to say it's impossible but it is very steep and I can tell you that from the tennis court right here it is a 2 to 1 slope which is about...

Mancini: Another thing is that I was wondering on the multipurpose field is there any potential for future lighting over there, has the board of education thought about future lighting if you are proposing a synthetic field over there to utilize the maximum field, are you talking about lighting there someday or not?

DiCarlo: At this point there are no provisions for lighting there.

Minnich: There is none at this point we always have an opportunity as we will later on, let me open it up to the public on the high school. Does anyone have any comments on the high school?

Russell Erickson – Pleasantview Avenue

My concern is that you do not have enough parking, are they going to continue to allow existing at the end of the day at that back gate, because they do now and this is what we put up with everyday. They have an equivalent of a small factory letting out at shift change at the end of the day out there. Parents are picking up and dropping off in the morning. Parents drop off the kids drop their kids off in the morning up Tower Road they turn around there is a house on the corner up there right by the back gate they constantly in and out of that driveway. They speed down our street, they turn up this little side spot up here and we have a little

rectangle up there and they turn around in there and they park in there during sporting events. There is not enough parking up there now for sporting events that way it is now. I do not see how they are going to have enough parking for two fields and simultaneously events. It is going to flow throughout on Pleasantview Avenue and up to Tower Road just like it does on graduation which they park on both sides of the street. I do not understand. There are no parking signs erected but they are not enforced. At the end of the day Tower Road is probably 24 feet wide we have you can see from the photos once people park down there, we have people coming up to pick their kids up and then we have students walking down Tower Road they have to literally walk in snow banks and on people's lawns and dodge the traffic and the kids speed. The parents don't obey the speed limit either but it is mostly kids in the afternoons. This area up here there is a hole in the fence over there and I have been living here for 15 years and it's still hasn't been repaired and I have asked the town to repair it, I have asked the Board of Ed I have been in numerous Board of Education meetings my neighbors have been at Board of Education meetings nothing changes. Some of those pictures are from last year, last May and this has been going on for a decade. There have been fights out there. I have been after them to fence the property off to stop access to it coming and going during the day and they refuse to do it. They turn a blind eye to it. If it were not for Mr. Gary in the afternoons because he stops the traffic so my wife can come home from work. He is a principal he is not a traffic cop. The Police Department does not have the resources and that is not their fault either. They don't have the resources at 2:00 because that is the shift change. So this is what we have to deal with poor Mr. Gary has to go out there and direct traffic. I hope you will take it into consideration make them do the responsible thing and fence the property off so we don't have to deal with this. That is really all I have to say. The drainage over there I have been after them to fix the drainage in that one spot over there when it rains heavy that water comes out, it comes out of there and hits the what does not go down that women's driveway straight across from there hits the curb and starts rolling down the street and its destroying the curb that the town put up already and they put it up a year ago and its already starting to crack and the degrade and flow over in people's land and erode the property. That is really all I have to say.

Minnich: Does anybody have any comments on the high school?

Tom Lambert – 28 Cottage Place – Oakville – Board of Education

Charles Street has an access right of way off that to go into the back of the high school property. I would like to know under what conditions would that be used in the, also to clear up those two fields in the back of the school, one is an alternate turf design. The girls softball field is questionable in my mind right now, is it going to be an add alternate sprinkle design or will it not be non sprinkled?

DiCarlo: The irrigation system is for the entire rear portion to all those fields that is natural grass would be irrigated.

Lambert: Does Charles Street there is a pedestrian walk path that currently goes down there and there is no plans to do any or maintenance has used it on occasion but there is no plans for any change of use for that access way.

Wick: Can you show us where that is?

Gail Cecerillo – 56 Tower Road

Through the chair if I may ask Mr. DiCarlo that new parking lot I guess the two parking spots, two parking lots on the east side that is a very steep slope how is that going to be graded into a flat level lot is one question? And another question is he didn't address any drainage on the back side of that property and that is extremely steep slope when we have rains there is a drain on the high school property that borders 78 Tower Road but the drain was never taken care of and the water just overflows goes down Tower Road and there is a small stream at the bottom of Tower Road that goes into Steel Brook and I would just like that to be addressed thank you.

DiCarlo: If I may and maybe I glossed over the fact that obviously part of our staff is a consultant engineering firm that takes care of all of the drainage. The entire drainage system is being upgraded and redesigned so that we will have zero net increase runoff for any improvements that we do, new pipes, new structure are going in as part of this, I was afraid that I was going to bore with that sort of information but it is part of the project the parking lots are all curbed to contain the water within them. Then the slopes are vegetated and again we have

infiltration systems in them and so I believe we have handled the drainage situation on the site.

Cecerillo: The parking that is where there is parking now, the upper field separating the parking lot and the upper field is an extremely steep slope how is that going to be graded to make it flat?

DiCarlo: Right now what happens when you come in the entrance road over here as you know it drops down to about 5 or 6 feet to the fields and then from the fields to the parking lot there's another drop of about 10 feet and what we are going to do with the miracle of bull dozers and grading is create one continuous slope all the way down here so we will steal from the high side and push it into the low side and make it one continuous slope all the way down. And it has been done on paper to prove that it can be done.

Rondeau: Would you mind commenting on the last person that asked the question regarding the access to those others areas? Do you have a proposal to cut off that access or put a fire access only, is there anything in the plans that are going to address the gentlemen's issues with the access?

DiCarlo: I believe the issues were students using the area and cutting through property and going up and down the street. To be honest with you that is not a prevue of design. I can tell you that the two gateways, gated entrances here and here are going to remain as they are now. They will have new gates put on them we need them for emergency vehicle access, so we cannot close them off. Beyond that control of student activity is beyond design at this point.

Rondeau: The gates are they effective or not?

DiCarlo: I'm not sure what that would do to control students cutting through the properties.

Rondeau: If there is a gate there and you put a lock on it, and the only the Fire Department has the key, a car cannot go through there, and that would solve that.

DiCarlo: To the best of my knowledge it is that now although they are cables we are going to replace them with pipe rail gates. But again the Fire Department will have a key I have to assume that the school people and staff would have a key also. How those operate is again under administrative issue.

Minnich: Following up on that if I may, would you provide to our Land Use office a copy of the Board of Education policy as it relates to the Tower Avenue access.

DiCarlo: I will defer that to them. If you could provide that in writing to the Land Use office so we can have that as to what the policy is of the board relating to Tower Avenue.

LoFrese: I think I can answer that and provide minutes of a Board of Education meeting, I am not aware of any Board of Ed policy a written policy in regards to Tower Road, However as many people may know there was Board action taken, I believe it was last spring to allow students to exit the high school property for 20 minutes in the afternoon all other times of the day the gate is locked. The written documentation would be in Board of Education meeting minutes. But we can obviously provide.

Martin: Is it anticipated that policy will remain?

LoFrese: I am not aware of any decision or any communication to change that at this time.

Rondeau: Do you feel that would be necessary to continue if the initial access on or off the property is increase with three lanes and you have access going in both directions, that is apparently suppose to make that clear and make that run area a little quicker?

LoFrese: I think the correct answer is answer that is a Board of Education decision.

Rondeau: I am not asking whether the Board of Ed, I am way it is currently being engineered what you are coming to us and asking us if we can do. What I am saying in light of these improvements does that engineer to be able to accommodate the exit of all those cars and not need to exit through that area?

LoFrese: That specific question and again one as far as it being engineered I would defer to our traffic engineer and second is again the decision on whether Tower Gates is opened or closed is a Board of Education decision.

Rondeau: Do you want to send up your traffic engineer?

Kevin Killeen – 430 Northfield Road – Member of the Board of Education

With respect to Mr. LoFrese comments I believe what he was diplomatically tell you that it would be prerogative of the board at large to make a decision on whether or not to use the exit at Tower Road. Under some lengthy discussion just this past year we had decided to make use of it. (tape was cutting in and out not audible) Again it is the prerogative of the board given that access and that public roadway to utilize it again. However one of the things that did come up is consideration if in fact of the roadway was allowed to be wider was allowed to be safer that we could discuss the use or non use of Tower Road in the future. It was undertaken as a practice to be tried. I hope that answers your question.

Minnich: Is there any other member of the public who has any comments at this point on the high school project? You have spoken so let me see if anybody else has to speak first?

Rondeau: I would like to find out and I still have not had my question answered. And if there is a traffic engineer here that could answer the question that would be great. I would like to know if the addition for making the entrance into a 3 lane entry and exit will elevate the need to have to go out on?

Henry Ditman – Vice President of Barken and MS Associates

We are traffic insurers, that question can't easily be answered. When you say alleviate the need, the widened access out to French can accommodate all the traffic from the high school site. However it is just like any event parking, we consider this an event parking. The school empties out and everybody wants to leave at the same time so the question is, what's an acceptable timeframe to get all that traffic off the site? Is it 15 minutes, is it a half hour, and is it 45 minutes? The more access points you have the faster traffic can exit the site and get the site back to normal, get the cars of the driveway, make it a safer situation so I can't answer

the question on whether or not you need the driveway that's is more of a policy decision. The point is that if you do have that driveway open for short period of time, it does help empty out the site faster and it does reduce the potential for conflicts and it doesn't increase the safety to the cars off the site faster.

Rondeau: How long does it take with both accesses to clear the cars? I would imagine with all this studying you have done. Some must have a general idea it takes us, the principal standing out there as traffic director how long does he stand out there every day for the cars, if it is 10 minutes, 15 minutes, whatever the case may be. If you add a third lane I would imagine with your traffic studies you would be able to determine adding the third lane would cut the access time by 10 minutes or whatever number you come up with, do they offset each other, and do they balance out?

Ditman: I don't have that information off the top of my head. I could get it to you the next time.

Rondeau: Thank you very much.

Minnich: Is there any other members of the public who would like...

June Bouffard – 70 Tower Road

I have letter here, my husband was not able to attend tonight and he wrote a very nice letter and I don't want to take the Boards time to read it. I will submit to you and hopefully you will all like to read it or whatever. But he did just address the concerns we are talking about on Tower Road. It is not too bad and when we voiced our concerns last year about the road, the road is a side street it is not compared to French Street sidewalks and whatnot. Maybe in the future the Board of Ed would like to bring to you to widen the road that is fine. But there goes all our front lawns. But that is beside the point. I just want to bring that up and another concern that I don't think was addressed was fencing. In his letter we explained how its only small group of kids that ruin it for everybody that trespass onto our properties and there is a wall that borders 78 Tower Road and the steep embankment you are talking about that was built back in 1962 with a fence on it that runs the border of the property, the wall does not run the whole border. Nothing has been done to maintain that since 1962. Where the fence runs along

the backside it's undermined now, there is holes, and the fence is kind of pushed over. The kids enter our private properties that way to do whatever. In the letter it explains how last summer I had called one of the Board of Ed members Chris Lafferty to come look at my neighbor's property, who happens to be my mother. There is drugs in there and she came and saw it for concerns brought it to the Board's attention they came and clean up. But again there is access to our property through the high school. I am hoping something will be addressed as far as fencing to prohibit the kids from trespassing onto our properties. Thank you for your time.

Minnich: Is there anyone else who has comments on the high school?

Erickson: During my conversations with Joe Roretty about to alleviate the traffic there he told me when he was talking to the Superintendent that this new project would alleviate the need to have Tower Road open. That gate opens in the afternoons and it was the Board members who opened it on a trial basis. If the high school project is costing how much 56 million dollars for the high school to alleviate part of the problem, part of it is to alleviate this traffic problem. If it is going to alleviate the problem then why are we spending 56 million dollars to do this project if they can't say? They all seem to be skirting the issue. Part of the issue is to alleviate the traffic at the end of the day, to get the students out to clear the property. No one will say one way or the other whether this is going to do this. Tower Road is going to remain the same as it is now because that property is not going to be fenced off. They had a gate there the students tore it down piece by piece and they ruined it and they tore it down. The only thing that remains is the two posts that were holding the gate up to begin with. The students still came, they came whenever they pleased. Out of town students came and went as they pleased. Students took walks during the day down the street; they throw their garbage down there. I know this is not your issue. But this is what we live with on a daily basis. Take a ride up Tower Road some day, take a ride up there in the morning if you have the time and see what it is like to live up there. Take a ride up there 2:00 in the afternoon. You can't get up or down the street. If there was a fire down the end the end of the street or if somebody needed an ambulance forget it, any given day it would not be happening. This is not going to change but just putting up a gate because they are still going to have pedestrian access. There are not that many walkers, and the parents I don't care how much you spruce up that front the parents still human nature is to take the shortest route to one place. Any

they are going to still drive up Tower Road and drop the kids off. They are still going come out there on Tower Road and Pleasantview Avenue and pick their kids up unless they fence that property off and deny total access to it. That is the responsible thing to do. Stop the access and stop annoying the neighbors. And they have plans to light that field in the back ever, there is houses right there, those are people's backyards; there are not their front yards.

Minnich: Yes Tom.

Lambert: This site was put together in the early 60's, were dealt with a footprint that we can't change, were dealt with possibility of the town hopefully putting a sidewalk on French Street or on Tower Road. Then we might have some complaints with the neighbors having to use some of their land for sidewalks. It is a complex situation you have the police that should be involved in some of this situations that are going on around Tower Road. There are a number of agencies that are getting involved to. You guys have some great questions; you have got variances required for possibly the entrance to the high school. You got a possible traffic light that the town would have to town and pay for. There are a lot of complex issues and this is an evolving process and this is part of the process so I hope the public understands that this project is working the way it should work. The information is coming out the way the information should be coming out and it is not an easy thing so I hope the public understands this project has to move forward in a controlled manner. Thank you

Bouffard: Has it ever been considered I realize there is public property but does half a roadway has it ever been considered to have entrance way going right down to Main Street by the Unico fields there and the old road that went to the water and sewer company? There is not residence there you are going to bother, I am just wondering has that ever come to question?

DiCarlo: I can tell you that the option was looked at but that it is prohibitory steep and there are certain regulations because if we put a road we have to put a sidewalk and you cannot exceed a 5% slope and it is way stepper than that and it would not function. I don't know if you could get buses up and down that hill in the winter.

Bouffard: I don't mean busses just another entrance way?

Minnich: Is there any other comments from members of the public?

Kevin Killeen – Board of Education

I like to provide some answer to the issue of whether or not the increased opening would alleviate traffic in the school? The answer to that is yes is indicated by our traffic control expert. Simply and Mr. Erickson knows this that I have been very sympathetic to the cause of the people on Tower Road. So is the board at large at the time they had made the decision Mr. Rondeau the reason why and that it was a board issue or discretion to open it and the time. It would also be given the opportunity to open the French Street entrance to re address the Tower Road issue because there were concerns that we had as a board and we probably continue to have so were not turning our backs on the neighbors that we have on Tower Road. We want to continue to be good neighbors to those people on Tower Road. Some of the things that have come up on Tower Road are not exactly issues that we can mandate as Mr. Lambert had indicated. Numerous agencies are involved or should be involved and the best we can do is something that Mr. Gary continues to do is to encourage those who are involved with the school students' parents and so forth is to be considerate and be good neighbors to our neighbors on Tower Road.

Minnich: Is there any other comments from members of the public at this point on the high school? There will be an opportunity obviously later on. For this point in the public hearing are any other comments from members of the Commission on the high school.

Martin: Has consideration been given to posting a police officer at the close of school. I know our school system that I work for does that. And it works marvelously it takes 15 minutes of school's empty and that it, he leaves done.

Erickson: I have numerous conversations with the chief. The shift changes at 2:00. They don't have the resources to do it. They don't have the money it is a matter of overtime. It is the matter of the union, it a matter of holding an officer over for an hour and they just unable to get it done. I have conversation with the Town Manager; the Town Manager has had conversations with the chief. It is not that the officers are not willing to do this. They don't have an overlap shift anymore, they work 6 to 2. 2 to 10 and they.... The high school gets out right at 2:00. So while that is going on they are at roll call. By the time they get out to their cars it is 2:15 or 2:20 and this problem is over.

Minnich: I have a couple of questions which is for later but I follow up on the comment that I made to the assistant to the Superintendent of Schools with regards to the policy that the Board of Education has with regards to Tower Road. This Commission does have a jurisdiction over that area in terms of this site plan; I don't know what involvement we need to have. I guess we need to understand we heard from the neighbors and we heard previously from the neighbors. We understood what the Board of Education has done in the past but this is a new project in terms of widening the road near French Street and so forth so I would like to understand through you Todd or the Superintendent of Schools or whatever what is the policy of the Board of Education as it relates to Tower Road entrance or the gate when this project gets completed and that will help us to determine whether we need to become involved any kind of conditions of approval or whatever or perhaps leave it alone and leave it to the Board of Education that very well may be an option. That would be helpful for us to know that. I know that in the project that we had for synthetic turf at Swift School there were issues with regards to the ground water, and the turf, and the quality, I ask a question that I don't need an answer now but we went through that process as a Commission and we placed a number of conditions of approval which basically involved quite a bit of input and oversight by the Public Works Department and my comment is that if could get those conditions of approval Ruth on that Swift School and to see what comments you may have with relationship as to whether we should do that. I like every other person in this town is highly concerned about what is going to happen to that field and to the track and we don't have to go through anymore we have spent millions of dollars on that track, I want to have a comfort level that you've looked at it. I am not any expert but I want to feel a comfort level as to how that is all going to work. If you could at some point in the next hearing help us to address how that process is going to work and no doubt thought through it a lot and I fully understand we only have several minutes where you have several months to go through this and your trying to synthesize the comments relating to our questions. If you are going to put us synthetic turf in the rear as an alternate I want to have an understanding as to how that drainage is going to work, how that drainage is going to work in relationship to the adjacent land that is owned by the fire district and if there is any I would imagine you've already considered that in terms of the plans but I just want to understand that. I have not seen the lighting plan but Ruth will probably go through with you if she has not already our traditional concerns about lights that are left on after they are needed to be left on and we as a common practice for other kinds of businesses in town have required as a

condition of approval that lights are turned off and such lights need to be turned off when the school is not used but I need to understand that a little better and those are my comments relating to this project.

Why don't we move on to a school of your choosing? You have two more I think right.

DiCarlo: If I may take an opportunity to sort of tie up a couple of things one was the gentlemen that complained all we were talking about was sports and I think I wanted to remind him that project entails a major renovation of the interior of the school but that this Commission we are here before you for site plan approval so we sort of focused on the site. But very definitely the entire school is getting renovated for non athletes as well. That applies to all of these projects that I will be speaking mostly about the site. But obviously the buildings are being renovated. This sort of ties into what you were talking about with the athletic fields and the synthetic turf and this is that Ms. Mulcahy had requested copies of the town's geo technical reports. I wanted to officially submit them there are three copies for each school here.

The Judson Elementary School this Hamilton Lane down here, here is the existing building. The addition is the darker color over here so you know once again very similar to the high school significant amount of the pavement will be removed to the extent possible were are going to pulverize and recycle the existing pavement. The existing play equipment and most of the walks will be taken out; there will be very selective removal of vegetation. Utilities also removed and replaced so we can bring the new utilities services necessary to get to code. One of our big charges on this one was the fact that parking is a very big issue at this facility. Parking on the street and parking on the islands. At the present time there is one drive from here all the way across and out here it's used by both parents and school buses which creates mayhem at pick up and drop off time. So our charge were to reconfigure things and what we came up with, with the addition is a separate bus loop here and then a parent drop loop over here. We also increased the parking by adding a lot up here and then another lot down toward the front. This lot is existing and will be again as with the high school we are intending to simply pulverize the pavement and overlay it as a maintenance issue. You notice again this gray clouded area is wetlands and intrudes on the site and it became necessary for us to appear before the conservation commission and

we have done that. They have prepared an order of conditions which is being held subject to a public appeal but we have been through conservation they agreed that this is a maintenance issue here and they have certain other conditions there are issuing as far as the project development goes. In addition to the parking, again here, here, here, and the bus loops we have an extensive walk system including the request to have a wide enough walk that a patrol car can make it all the way around the school. The two play areas and they are in the same location will be upgraded and new play equipment the new hard scape playing areas and at the present the base bid the main project do not include any reworking of these athletic fields. However once again and alternate will be placed in the bid documents which will permit should the funds be available for that to be renovated. However the renovation will be in natural turf field, it will simply be the sub surface drainage system and new lawns and new skinned in fields. New associates recreation equipment like backstops and team benches and things like that. We will be getting new multipurpose play equipment, new safety servicing, handicap accessibility throughout. Again utilities infrastructure upgrades, lighting sewer, water. After a public hearing we have with neighbors there is going to be addition of some wood guardrails across the front portions of the site to prevent people from driving up over the curb and parking on the lawns again. There will also be at Mr. Cavanaugh's instance a walk system that will take you completely across the site; the front of the site will be included in this. Again we have zero net increase in storm water runoff based on our storm water drainage system. Ancillary renovation work such as basketball hoops and bicycle racks on things to that nature. A very limited clearing of materials we put in a landscape buffer over here of evergreen trees to try to shield some of the parking. That is really the main part of it all again a lot of interior renovation including the interior courtyard it will be a part of the project.

Minnich: Any questions from members of the Commission?

Rondeau Obviously parking is an issue, is there any reason why you cannot add in parking off of Hamilton Street adjacent to the softball field areas or to the east of the project up at the top over there where the ball fields are?

DiCarlo: The parking we added was this, this is brand new parking I am sure you are aware of the fact it very rocky there is a lot of ledge and the grade again right along this tree line you see here slopes up very steeply, so again you are getting into blasting and rock and a very expensive parking lots.

Rondeau: How about along Hamilton Avenue?

DiCarlo: That was not looked at only because the parking as part of this project is affiliated with the school and it would be hard pressed to say that people would park here and walk to the school.

Rondeau: I am sorry Hamilton Lane? Two reasons I am asking that one is for anybody and everybody that using those ball fields for access to that parking. Secondly even with the additional parking that you have still seems to me that there is a kids play going on or musical recital or something like that even with the additional parking that you have I still find it hard to believe that is adequate?

DiCarlo: And I don't have a vehicle required count. My charge was get as much parking as you can in here adequately and we have done that. And that area is going to be left alone the way it is now. There was some issue about should we pave it then you got a whole bunch of large trees in here that are going to have end up dying or get cut down and then we have looked at making porous pavement crushed stone and that is a maintenance headache. So the feeling was for a value engineering sense that perhaps people are parking there in the dirt now will just simply leave it that way and so it has been left alone.

Rondeau: That is kind of why I brought it up because people are still parking there now does not mean its safe area for people to go.

DiCarlo: It is a hap hazard parking area there is no doubt about it.

Rondeau: And that was kind of the point I was bringing up because it appears that people are parking there now why have it being considered making it official lot and I do understand there is some trees and I am all for keeping as many trees as possible. But engineering wise there seems quite a bit of physical space there that can be accommodated.

DiCarlo: You could probably accommodate additional parking there, I am just saying from a cost perspective it was decided that, we would leave that the way it is now. If the Commission were to say no, you must provide additional parking here it could be incorporated into the project as long as you keep the costs in mind.

Martin: Normally a construction project is constructed with a certain quantity of parking spaces per I believe staff. What are you using for faculty?

DiCarlo: We are not because we were told the parking requirements are at the discretion of this Commission so that what we do as many as we can safely and aesthetically fit on the site we put in there and then we come to you and say is this adequate or do you want more or less? I can tell you that other towns normally will provide their various regulations, every town has different ones. Some of them will say one car for every 3 fixed seats in the auditorium. I am not sure what that has to do with anything but there towns with that regulation. There are other ones that say one for every staff member and one for every so many square feet of the school. But as I say, the town of Watertown says parking for schools is at the discretion of this Commission.

Mancini: I agree with Ray, that little more parking in the bottom along Hamilton Lane there is probably necessary you said you were going to put in wooden guardrails up in there. The reason why you put them up so the cars can't park there anymore and the people that park there are the people that go to those ball fields. So where would they be able to park, there is parking here now that people park there, they are parking where you are proposing putting guardrails so there is not enough parking up in that area?

DiCarlo: Again if the Commission is saying we want to see more parking there that is something we are going to have to look into then.

Minnich: If you would for us thank you.

Martin: How many parking spaces do you have?

Mulcahy: I counted 45 Joe I don't know if that is correct or not I just counted them.

DiCarlo: Existing or proposed?

Mulcahy: Existing. And then you are proposing 95.

DiCarlo: So we are roughly doubling the parking spaces that are there.

Martin: 95 is the total not the addition.

DiCarlo: Correct.

Martin: How many staff members do we have on a regular day?

Rondeau: 45 in that range.

Martin: So it is a 2 to 1 ratio.

DiCarlo: Hopefully there are no students driving at the elementary schools.

Martin: How many buses do you have stacking in the morning?

LoFrese: There are a total of 7 buses that do the Judson bus route not all arrive at the same time.

Martin: They will in the evening.

LoFrese: In the evening they would.

Martin: I am looking here you got a 9 stack depiction here is this an accurate depiction on your...

DiCarlo: We had a number at one point but it is 8 or 9 that would fit there.

Martin: Stacked with that space.

DiCarlo: Within the loop.

Wick: You talked about a walkway is that bituminous or concrete and exactly is that along Hamilton Lane that you have...

DiCarlo: What happened is it would be bituminous concrete from the property corner here over to here where it would become concrete across here and then back to bituminous concrete over to here.

Minnich: Anyone else on the Commission?

Rondeau: I have a question but this might be a more of a Board of Ed question and I may be opening up a can of worms but I am looking at this plan, I am looking at the plan that will soon come and in all the plans it says it talks about renovation of fields and all depended upon budgetary issues. My question is what is more functional from a stand point of where are going to add a second synthetic field at the high school and what is the order of which you plan on doing things in other words I would hope that a priority would be at least renovate all the existing fields before we are adding a second synthetic field?

LoFrese: Due to how the bond ordinance is each project is separate the funds cannot be commingled from project to project. So the high school funding up to 56 million dollars if the bids came in under we would not be able to use the high school funding to pay for Judson or Polk expenses.

Minnich: Is there anybody else from the Commission at this point?

Theresa Mykowski - 65 Hamilton Lane

This is my house right here. First I want to address something they asked before regarding the high school about the Police coming. They won't and they can't. We have tried to get them to come to Judson many, many, times there is not enough officers is what we were told. Whether it is a shift change or anything else they do not the manpower in Watertown whether it is because they don't have enough hours, officers, or because crime is prevalent here they just do not have anyone that they can send. The reason I know this is because every single morning my 8 year old daughter and I attempt to walk across the street from my house to her school to her school. We have to dodge cars every single morning. It is absolute mayhem on Hamilton Lane. Hamilton Lane was never meant to have as much traffic as it has. And to answer a question that was asked over here, you cannot people parking down there, there is a large tree that juts into the road, and it shows it. There is a tree out there what that tree does during school pick and

drop off is that it creates a one way road. What people are doing this is my neighbor Howard parents are pulling into our driveways because there is grid lock on that street you cannot get out. Once you pull into Hamilton Lane you are stuck there. You have to pull in a driveway and wait for the cars to go by because of that tree. There is no where to put cars on anywhere near those ball fields. That is the first thing. The proposal we were at the neighborhood meeting it got a little bit ugly. There is some issues that have to be addressed, if you have ever seen an 8 year old having an anxiety attack because she is trying to get to her classroom without getting run over by a car it is not pretty. I have taken live video and if I can figure out how to edit the mother's screaming obscenities at me. I would be happy to present it to you at any time, I have photographs also. It is absolute grid lock on that street. My main concern and my point is and I will get to it I understand what they have proposed I really don't understand why they enter and exit can't occur on Hamilton Avenue. Hamilton Avenue is a street that can support that much traffic. Hamilton Lane is a historical street is never meant to support much more than a couple of cars or a horse and a buggy. It cannot now support the traffic that is there. There are children that are being dropped off in the middle of the road on a daily basis, they cross between cars and they go into the school. No matter how many loops you put out there, someone said before that people are going to take the shortest route possible and that is true. No matter how many loops are out there these mothers are going to do a U turn in the entry which is what they do now, drop their kids off in the road and then leave. Then all the mothers are backed up. My concern is I have two points the first one is I really need to know why they can't have the enter and exit on Hamilton Avenue. Maybe we can move a ball field; I really don't know at this point, if baseball is more important than kids safety I am not really sure. My second question is and I have asked Mr. LoFrese, if it does happen that these plans go through they need to do the parking lot first. Because what I have been told from the Board of Education office and the police officers some of whom on their own time have driven out to my house and have hidden their cars in my driveway and watched mothers come in and out. What I have been told on many occasions is that it is going to get much, much, worse during the renovation process and I am telling you as a parent it cannot get any worse. I have nearly been hit with my daughter on at least 10 different occasions the cars come up the side of me, pull around right in front of me and leave. They do not care what Mrs. Corviello says they do not care by the time the police officer who is actually hidden in my driveway, he was talking to some mothers there were other mothers were physically driving around his body

and leaving. They just do not care. And I am wondering if this goes through what we are going to do during the renovation process to make sure that a child is not hit because it I going to happen and it is inevitable. I have been out there with my video camera I have called the police, I have called the local news stations, I do not know what to do, it is absolute mayhem someone has to do something. The police can't, the town won't, and someone has to be held accountable for what we are going to do during the renovation process, when there are trucks going in and out of there and buses and parents and walkers. I need someone to explain to me what is going to happen? Thank you.

Minnich: Is there anyone else? Yes sir.

Howard Roschan – 69 Hamilton Lane

Which is next door to Theresa and my house happens to be this house right here. Which is directly across from the proposed driveway entrance that they are going to be putting in. I am also a teacher I teach in Waterbury at Bunker Hill School and we do have a community officer there that comes everyday which is a nice. Hamilton Lane even trying to get home and sometimes during dismissal or trying to exit my driveway in the morning. It is Hamilton Lane so it a lane it is not meant to hold so much traffic on there that it does. It is a narrow lane there is a tree it is even shown on this graphic right here it is sticking right out and it's that little red car on the end. I juts right out and into the road so people do have to be very careful coming down there and when you are going 90 mph down that road it is very difficult. It is ridiculous the amount of traffic, bottle necks, I can't get into my driveway some days and then if they have an event that school is used morning, day and night, there is always something going on at that school. There are lots and lots of traffic they park in the embankment up there all the time and they are backing into my driveway. They have hit things in my house here. I just want to show you a picture, My house is the first house in that whole neighborhood there it I built in 1819 it is an historic house, I live ten feet from the road itself and 30 feet from the end of my property here, 30 feet across is where that entrance is going to be. So I am going to be having traffic going in and out, lights in and out of my house. It going to be ridiculous, I wanted to pass around this picture if I may. Also my other concern is the wetlands back there he highlighted in the grayish area up there. If they disturb the wetlands over there I am very concerned. Anybody who has been on my street has seen my house I am

the house that has the pond that comes in the winter time and the spring time, I would also like to take some pictures of this last April storm my whole backyard fills up with water. Down level from the school area so it going to affect me and I don't care what they say up there if they start digging in that wetlands up there I am worried about the drainage coming into my property. I want to show you what happens to the back of my yard. I don't have a storm drain in front of my house I have to pump in front of Theresa's house here it takes me 5 fire hoses to pump from the back of my yard, pump the water out and into the storm drain. I would like to show you that and also this is a photo of just how close that driveway is that the proposed driveway that is going to be in the front of my house and those are my concerns. I just wish you would take it into consideration. Thank you.

Minnich: Is there anyone else from the public who has comments on Judson School?
Ruth did you want to briefly go through your comments.

Mulcahy: What the neighbors said it true. The street or lane is very, very, narrow the current trees along the front there that is the only buffering and as you know your regulations specific that all parking has to be screened and not visible from the street or the adjacent properties. Again the landscape buffer of 50 feet there are going to need a variance from that where they are proposing parking as well as... the big thing on this one is the proposed access ways your regulations in the town of Watertown ask that curbs cuts be reduced. And they are not reducing their increasing the curbs cuts from 2 to 3 and the side of them they are proposing 100 feet your regulations allow 30. 90 feet and 75 feet. So the whole front area there is basically it's going to be quite the over access way. The other the problem is, is the distance between driveways on a lot is a minimum of 150 feet, that is another variance that they are going to need. There is the screening in the buffering of those parking area I did go there today and it looks like there is a perfect number of parking spaces because there were 6 empty ones in the lot and 6 parked out on the current right of way there. So that as far as the number of parking places proposed on the day to day basis looks as though they can accommodate people that are working there. The main thing on the number of curb cuts and width of those driveways is something that I have not seen.

- Roschan: The site line to coming in out of there when come out my driveway you really got to edge out and east out. You are worried about getting wacked from somebody coming up from Hamilton Avenue. You are also worrying about somebody from Route 6 coming down the road there you got to look both ways. Having this there they are going to be backing in and out of my driveway and coming in there. If I cannot see going in and out of my driveway and there is buses coming in and out of there and cars it is going to be complete chaos. If there is an emergency vehicle in there trying to get, any type of ambulance or fire it is very difficult to get in there, especially drop off time in the morning and pick up time in the afternoon.
- Mykowski: You just mentioned something about something removing all the trees in front. When we went to the neighborhood meeting not only were we told they were not removing many trees but they were going to be putting up many others. So there would be a great tree barrier between all of us neighbors and the school.
- Mulcahy: They are proposing some shrubs in one of the parking area; I think Joe can describe what they are proposing. They are proposing from the view of Hamilton Lane approximately between the ones in the front of 12 of the large trees.
- Mykowski: What would be the purpose of removing trees? So they are going to keep the tree that nearly causes every accident every morning. And they are going to remove the trees that serve as a barrier between the neighbors and the school. Today you went and looked at parking spaces. Today was a half day so there were not many people. They did not have their full staff; they did not have the full parent pick up. Living across the street when there is a half day it like going from mass chaos to ghost town on a half day. If we could use Hamilton Avenue is would be much safer.
- Minnich: Chuck did you have any comments on this?
- Berger: Very briefly there similar to what you have heard from me on the high school. The aisle widths and the parking lots need to be increased by a foot. These parking lots also have hammerhead turnarounds over in this area and this area, make sure the depth of those hammerheads are adequate. There is a storm water detention underground detention facility in this location here. I was looking for more manufacturers details. Remove all the pipes to be abandoned, concrete pipe under the travel way. There is a couple of drainage catch basins proposed over in

here. Where again there appeared to be some ponding occurring around those new catch basins I asked for alternatives to be proposed there to eliminate any ponding uphill from the field as it exists today. And lastly all of the site drainage analysis is based on the replacement of a cross culvert under Hamilton Avenue here which needs to be part of the project. The upgrading of that culvert needs to be part of the project for the drainage analysis to be appropriate for the site.

Minnich: One of the comments I have in both this project and others we all, when we have commercial and industrial development that wants to be located next to residential property we have a buffer into our regulations of 50 feet and it is there for a reason. Because people obviously have invested in their home, I would just ask that one of the things that I would like to be able to look at and feel comfortable with I understand that because this site is so restricted that you are going to encroach on that. But I would like you to pay some particular attention to putting up the appropriate screening and shrubs which maybe more than you would normally want to do in a school project. These are neighbors that live there and adjacent property and I will tell you it is a matter of fairness we require it of others and so I think we ought to be the same fairness that is required of ourselves. You need to consider those variances that you are going to need to get from ZBA and include those in there. I thank you and I know you will.

Anyone else have comments or questions on this project?

Martin: I have a question which was raised and it is a good question? During the construction you are going to have a lot of construction on the site. Are you closing that field and using it for parking? Because if you don't you are going to have yourself a problem.

LoFrese: Two items that I should mention here this evening in regards to that. First O & G is the construction manager. And they are responsible for developing the phasing plan and determining the location of construction trailers, storage trailers, vehicles for construction. Obviously things are going to shift from location to location as the building project progresses it is anticipated that construction will be 15 months in duration. There has been discussion and it's anticipated on Monday the board will be discussing this item again which is to have some students from Judson be attending school at Hemingway Park School to help alleviate with

some of the phasing issues so we are looking at moving staff and students off of site.

Minnich: Yes Judy.

Wick: I certainly think that is certainly one of the things that we should be aware of before we move on this because I think that is part of our approval. The other question that I had and I know that there people that probably would not want to has anybody looked at making Hamilton Lane one way from Route 6 down? It seems to me that something ought to be at least looked at or considered? I think it is also part of what we had to look at too and there is no way to make Hamilton Lane any wider than it is. I think it maybe something and I am certainly I would talk to the traffic engineers to look at.

Mykowski: I tried to get the street made one way we been told it is a Police Commission issue. I have called the Police Department and asked them if I could sit in on Police Commission meetings. I have been told it is really not a Police Commission issue it is a zoning matter. Then I have been told it is a town matter I don't know who the town is. I pretty much gone to every person I can and had been told it's the next person down the line and by the time I get to them it is somebody else. I have also been told that the parents won't be happy because they will have to drive out of their way which I really don't care. I live on that street I would be more than happy to drive out of my way watching my daughter nearly get hit on a daily basis. We also been told that it is too dangerous turning left from Route 6 onto Hamilton Avenue if you past Taft on your right. That it is a danger because it's not a clearly marked street and it is a crooked turn that you would have to make. So they would have to put a light out there and the town does not want a light there. It's the only way I think is to make that a one way street during pick up and drop off time only at least even if they have to do it only during school hours but then again you run into the problem that there is literally no one to enforce it. If a police officer standing in the driveway asking mother's not to do U turns has to watch himself because people are U turning around his body. What am I going to do out there with my daughter as a deterrent nothing? I don't know if it could happen or not I also raised the question of during the renovations why can't they just make sure that all the kids take the bus. Why are they going to allow parents to pull in and out of that parking lot during the renovation process? Isn't there some mandatory law that you could make for the time being that

during renovations all students have to be bussed in that could help even a small amount.

Wick: I would ask though if the traffic engineer could look at the issues on making Hamilton Lane one way.

LoFrese: I am a little hesitant to recommend doing that, on the basis of we had a neighborhood meeting and although two of the individuals that are here tonight are here and obviously presenting this information to you and expressing their desire to have this looked at. There were other individuals in the room also of the road that were not in favor. I just think that trying to make a determination on Hamilton Lane being a one way road in regards to the approval of a school construction project I don't see how that is going to allow this project to move forward in the time frame that it needs to move forward.

Wick: But I think it is an issue that we have to look at, we are charged with safety issues and I don't see how we can approve something unless we look at that. I don't know how anybody else on the board feels that is my feeling.

Masayda: It is up to the traffic engineer to come up with a reason why those alternatives are not being considered you don't have to respond today but...

Traffic Engineer: I do want to respond to this point that making the lane one way is not an issue that we looked at. It was not part of our charge it was not part of the scope of our work. However making any street in a town is the legal traffic authority's prerogative. And that would be the Police Commission in this case. So if the Commission thinks that the issue should be studied then maybe word should be gotten to the Board of Police Commission to undertake this study or the engineering department. Because it is not just a school issue it is a city issue.

Franson: But just as a comment though in order for whatever it is the Police Commission, Zoning Commission or whatever to make a good decision they need good information. You as a traffic consultant working for the town need to provide that information for the Commission have to make the right decision.

Traffic Engineer: Well I have information for you I have the traffic volumes on the street, I am speaking specifically one way, a one way study.

Minnich: I think there we can go around the room but I think there is probably some consensus on the Commission for you to look at that and I know that maybe a little beyond your charge, I don't envision this to be a very complicated and a long project to do and not a very costly one either but if some members, I understand very well that jurisdiction of the Police Commission and our jurisdiction but sometimes some of these things overlap and just like this issue that I have in my own mind with the Tower Avenue access and access to the neighborhood I also see it as a Board of Education issue as well. I don't need to necessarily feel I need to be involved but I think the problem needs to be resolved. Because it seems to keep popping up and we all want to resolve it. So I will go around the room and see if we wish to ask the consultant to help us and also help the Police Commission but particularly ask because we don't want stall the project here with an answer to us on the one way street.

Mancini: I agree with the one way street before, I was thinking how you can alleviate some of the problem, I was listening to the neighbors saying put a road in off of Hamilton Avenue back to the ball field but I also heard Joe say it is kind of steep there and if it is steep to put parking, I don't think you will be able to put a road there. So I was thinking about one way street gee if I say something now the neighbors are going to get mad at me for suggesting one way street, and I was thinking about that. I said it was a Police Commission's decision because we went through this with Heritage, with David Street Extension instead of having to try to come in one way reverse it, we were all told it had to go through the Police Commission so I am in favor of doing one way I think it would help the problem and this tree here should be looked at again too.

Minnich: So you are in favor of a consultant. Mike

Masayda: Consultant should be required.

Demirs: Ditto

Martin: Along with that some of the concerns I heard with the wide entry ways if you did do it one way I see two entry ways that could be reduced dramatically because now they are just going one way. It may be a good thing.

Minnich: Ray

Rondeau: Sure

Minnich: Judy, Jeff. Well I think you have unanimous requests of the Commission and it is a request to help to take a look at that.

Martin: Should we maybe address the unknown of who will control this change before they go waste this money. Should we be going to the Police Commission and saying or are we saying it is not our prevue and were going to make it happen one way or the other.

Minnich: That is what I was going to address if Ruth if you could contact the chief in the morning or whenever is appropriate and let him know of our conversation it is probably is appropriate that members of the Police Commission are involved in this and if I would ask of you I don't normally would have to do this. Last time when we had a joint meeting with the Police Commission with regards to Davis Street Extension there obviously at the conclusion of that there was an obvious jurisdictional foot stepping in terms of who is doing what and I think the Police Commission quite frankly read our request for their jointly meeting with us and they thought that we were stepping on their toes this is not the case and I see this as an this whole issue here it needs to be involved but also would ask one more thing of you when you speak to them, there is of utmost urgency to get this done quickly and were going to need probably to meet together to understand where we want to go but I will leave it at that. This is just one of those issues I see not satisfactorily getting resolved but that is my own opinion.

Martin: They have to be made aware that this is something that can hold up the project, that it is a very important decision that needs to be made and quickly.

George: Wouldn't this also involve the Fire Department because of their ways of going to the school and to address to them as well.

Minnich: Ruth if you could just involve them. I think you are going to need to stay involved in this in terms of getting this done. Is there anything else?

Mykowski: I would still like the question answered of why we can't enter and exit for the buses and the parents on Hamilton Avenue, I know somebody said nobody would want to walk that far. But if you look at John Trumbull where you come into John

Trumbull and park it is the same kind of distance getting to the school from where you enter the parking lot of John Trumbull. If you did decide to move it to the other side which is Hamilton Avenue which is a street that can support that kind of traffic? I doubt mother's would be dropping their kids off in the middle of Hamilton Avenue.

Masayda: Part of what we asked the consultant that would be one of his to look at that also.

Mykowski: Is that possible to look at.

Masayda: Viable alternatives that they would look at.

Minnich: Mike will disagree and we will go from there but I would point quite frankly out the obvious our role here it to take what the applicant has presented to us and determine whether it in conformance with our regulations. And they obviously have gotten far along in this project and they have made the decisions they have and there are a lot of reasons that they have done that. So that this work that necessarily would be involved I can certainly see that it would change a lot of things that could. I don't know if they need to invest a lot of time and energy in this but I will leave it at that.

Mykowski: I appreciate that and I just want to make a comment now that they know what we are going through I don't know if they have that factored in when they first did the parking lots.

Minnich: One more then okay.

Roschan: What I am saying too we only the neighborhood only got invited two weeks ago last Wednesday was our first input into this meeting so in all fairness we should be, this is our only second opportunity to voice our concerns is coming to the zoning meetings. In all fairness it should be taken into consideration.

Minnich: Well I must say I was...

Roschan: I know they put a lot of time and money into this; also it concerns and affects us.

Minnich: Well I know I was quite pleased as a comment to see that the Board of Education and the Superintendent of Schools gave the outreach to the community and to those that are going to be in the school in terms of what the impact was well in advance of any kind of project that is coming to us for approval. I was pleased that process occurred which had not always occurred in the past. Thank you Mr. Superintendent.

Okay is there anybody else? Let's move on to the next and I think the final school.

We talked about this before and requesting that giving that mike that was hardwired I really think that is a good idea because every meeting we seem to have four meetings and those batteries don't seem to last that long so maybe ask to have this set up as hard mike for our meetings.

Mulcahy: I think when we compared us to the other meetings, they were very short. These go off once you hardwire.

DiCarlo: **The next school we are going to talk about the Polk Elementary School** the site plan you see before you is what we are proposing at this point Buckingham Street is over here, French Street is over here, and the traffic light controlled intersection is here. At this particular building the issue is a very tight site very little room to expand or to do much with, significant parent drop off congestion along French Street up here. So we were charged with trying at least parent drop off and pick up off the street if that is possible. The result design that we have we are leaving the bus loop the way it is right now however we will be installing speed bumps again at Mr. Cavanaugh's recommendation to deter people trying to skip having to wait for the light and cut through the property. There will be speed bumps in the bus loop but that's pretty much the same we are going to again overlay the pavement. Recycle the pavement that is there. Similarly the visitor parking remains much as it is, increased to allow handicap accessibility and required handicap parking. What we done is we taken one of the drives that is presently down here and essentially moved it up and have a parent drop in this area as well as stacking down here. Parking we also have deliveries and service up here the addition to the building is this darker area right here. The entire building again will be renovated. The parking that we have is very similar to the amount that is there now however there is no intent to increase staff needs the

additions don't involve additional classrooms at this point. Again minimal vegetation clearing creating handicap accessibility walks throughout the site. Budget allowing this field would be renovated however this is not part of the base bid at this point.

Minnich: So you are going to tell us that it is an alternate.

DiCarlo: It is an alternate. The configuration presently shown has 61 cars with as is now done the hard scape play area available for overflow parking will get all new play equipment. It is also intended to fence this property line as there are many gaps in their right now. Again utilities infrastructure, utility changes, new lighting, new sewer water, power to the school and landscaping. There are no wetlands on the site and zero net increase in storm water runoff based on the new design of the system. One issue that we are going to have to appear for a variance, is as Ms. Mulcahy mentioned the widths of driveways openings and I did want to mention the worse case is at Judson but it also occurs at this school and that is the width of the driveway open is measured at the property line, so the driveways are actually 26 feet wide. But once I put flair on the end of them so that a school bus can make a turn or a fire truck which the Fire Chief requested, the flairs then become 35 foot radiuses which make the driveway openings very wide. We are stuck because the property line is right out by the street and in fact at Judson the street actually goes onto school property so the measurement is taken out and the road and the driveway opening are very wide, that's why they got that wide. Realistically that is the summation of this again very site we didn't have a lot of options although we looked at many, many options to try to get to relieve the parent drop off congestion including running a road all the way across the back of the school. Reversing flows of traffic, reversing bus drop off and parent drop off. There were at least 2 dozen studies done of what we could this came up, this came up with providing the necessary accessibility with the least amount of disruption that we could come up with.

Minnich: Is there questions from members of the Commission?

Martin: You mentioned that there is no loss of parking spaces but there has to be a loss of parking spaces?

DiCarlo: I said we are about at the same, I believe right now there are 64 and we have got 61 here. So we have lost 3.

Martin: You lost that whole square there how come. Where are you making up parking spaces because this looks exactly the way it does except for the loss of the parking spaces?

DiCarlo: There is a little bit made up in here. There is a little weird configuration of parking in this area right now that has a couple of parallel parking spaces and then a large landscaped area and I believe that is where it gets picked up.

Masayda: Does French Street going onto Buckingham got no turn on right? No right turn? I am just trying to understand why you need to put speed bumps on it?

DiCarlo: Well because there is a traffic light here and people coming up French Street don't want to wait for the red light so they cut through the school? There is no right turn on red?

Masayda: People actually cut through there.

DiCarlo: According to Mr. Cavanaugh.

Masayda: Halfway into the driveway there is a stop sign.

DiCarlo: And there is one at the exit.

Rondeau: I would ask a question regarding the widths you were mentioning that you have to make those wider. But it also appears that a lot of these are two way in and out.

DiCarlo: The bus loop is not, this is.

Rondeau: Is there any reason why that could be made one way as well?

DiCarlo: We looked at that and Mr. Cavanaugh was reluctant have a one way system.

Rondeau: Is there engineering or do you know anything about that.

DiCarlo: I can tell you one of them was one way exiting up here and the fear was somebody turning this way and a bus turning that way at the same time and so then we looked at one way turning in and the fear was that we would get people stopping here to let their kids off to go to go in the front door and then the traffic all back up out here. So we wanted to give them the option of coming in from either direction so we wanted to give them the option of coming in from either direction which would in theory alleviate some of that.

Martin: But the lower one is only exit out right or is that arrows showing that.

DiCarlo: The arrows are in error, this is going to be a two way also.

Rondeau: So the way it is now you make it one way you are indicating that you have fear of parents stopping there to let off their kids and then you are going to have a back up into the road.

DiCarlo: And they could still do it in two ways and I am just saying when it was all one way at least this way someone could have the option of coming in this way even if somebody did stop up here I could come up this way and drop my kid off and get out without having to wait for this person. Whereas if it is one way I can't by them until they move.

Rondeau: I am not necessarily saying you need to make that road or that access, the road cut could be smaller but I don't necessarily think the road has to be necessarily more narrow so if someone did drop off a child somebody else could drive by them. I don't see that would be any less of an issue if it were two ways vs. one way.

Martin: And I might add that safety sake I don't think you want something coming in the bottom area coming up and dropping their kids off that has to now cross traffic coming in. It might be a good idea to have that coming in one way, I understand that Mr. Cavanaugh doesn't agree with that but I think it would make it much better, no traffic coming out, no congestion at that people just coming in and exiting. I think that is a good plan I really do.

Minnich: Any you thought that was a good plan too at one point.

Mancini: Joe I was wondering the lower parking lot where the two ways why couldn't we widen that parking lot just a little bit there.

DiCarlo: I can't tell you, it can but it is a little steep there and I know we had several other options. We can certainly look at that again pushing it over a few feet that way. When you say widen, do you mean a wider passage way or widened to get more parking in?

Mancini: More passage.

Wick: I am trying with the old building that was taken down that is where we have a parking area, now so you taken that out.

DiCarlo: We have taken that out but over here right now there are two parking spaces parallel so that is all so we have added some here, there is another driveway right here so we picked up some parking there, we've have taken some parking out a couple of spaces here but we have added some more in here.

Wick: You must have added some green then.

DiCarlo: We have added some green even when Ms. Mulcahy held our feet to the fire we had more than 12 cars in a row and she said put some green in there.

Minnich: Any questions of the Board?

Rondeau: As we are viewing this down at the bottom and it maybe an issue of is there any reason why you can't extend that parking that is along the bottom there more towards the rear of the school?

DiCarlo: It does rise up very steeply and there are some utility structures in here that I am not sure we want to get into but it goes up very steeply at that point.

Wick: There is not a problem with parking spaces at that school now?

DiCarlo: Not that I am aware of. We are not increasing the staff.

Rondeau: What do they do in the event of a play or something...

DiCarlo: They open this gate and they park back here, there are about 34 parking spaces back there.

Minnich: Nothing from this Commission at this point any comments from members of the public on this school?

Dana Beckage – 48 Eldorrsio Street

This big white spot is my house. And my house your students at Polk School have made paths which they cut through my yard. There have been a couple of arrests in my yard from students partying at Polk School.

Minnich: During the hours of school?

D. Beckage: No, after school. This is the rubbish and all the trees have overgrown our house was built in 1927 so the people that live there were older they really did not keep up with the outside of the work and stuff. There is so much garbage back there that what is happening is even when the parents when there is no school, they are throwing their bottles into they are thinking they are throwing it into the rubbish and they are not they are throwing it into my yard. They party behind my four car garage, they light off fireworks they were shooting fireworks from Polk School and was hitting my neighbor's house. I have called the cops I have a meeting with Ms. Judd the Principal, I have met with Todd I called cops all the time, the cops come to my house Mr. Esposito which is an officer of the Watertown PD he asks me to come to this meeting this evening to see if there was any possibility of a surveillance camera that you could put up at the school. There are numerous cars that are at Polk School after school hours I could probably tell you that every car that is probably doing a drug deal at Polk School. They hang out there they think it is a party area. They damage the school property for the children. I have a 5 month old daughter which will eventually someday going to that school and I don't feel that our tax payer's dollars should pay all this construction for it if the students don't take care of it.

Rondeau: There is probably no fencing there correct? Or the fencing that is there?

LoFrese: There is not any fencing at that location currently.

D. Beckage: Just at my house though. There is fencing on all the other houses. For some reason I was told from the town that could not put fencing up where my house is because it's old and it has ledge, so my house is the only house that does not have fence. So what they do is they cut through my yard. I asked them not to cut through my yard very nicely, I am not very mean, I say can you guys not cut through my yard, they call me names, they call me swears. In revenge they have egged my house, they stolen my Christmas decorations, they have ripped them out, they rip up my grass, I have thousands and thousands of dollars that I have lost because of these students are retailing again me.

Wick: These are the 3rd, 4th and 5th graders students?

Ray Beckage – 48 Eldorrsio Street

What it is, the neighborhood kids that continually cut through our yard to hang out at the playground behind our garage. And there have been incidents in the past where they stole alcohol from package store. The cops arrested them, they coming through our yard and arrested them in the yard. Then there was another incident where a 17 year old exposed himself behind our garage because there is no fence and you cannot see back there because of all the bushes. And if there was a fence there he would not been able to come behind the bushes and do what he did and all that business. I come home and I find cops in my yard because these kids are out there drinking. I am just looking for some protection with the fence there also it will keep the 3rd, 4th and 5th graders in the school yard will less likely of chance for them to come out of the school yard during recess time because obviously you cannot watch every kid that is out there.

D. Beckage: How big a fence is going to be behind the school?

LoFrese: Per our landscape architect it is a six foot fence, yes the property is going to be fenced off and part of the construction project includes a video surveillance system. So we have multiple cameras around the property specifically the back area because as they mentioned we have had problems in the past and we can continue to have problems with vandalism on the back playground area. We've had beer can, beer bottles on the roof of Polk School, so this has been an ongoing issue and due to this project we are going to be addressing it.

Minnich: Anybody else members of the public yes.

Rich Anticco – 34 Eldorrsio Street

I was born there, I remember when there was just one school there. There was a lot of activity there then to but not like it is now. I would like to say I ditto my neighbors. They are going through some ridiculous things up there because there is no fence. But I have a fence behind my house which is about 6 foot tall and it doesn't matter. And we are not talking about the young kids; we are talking about 12, 13, 14 year old kids and 9, 10 or 11 o'clock at night its sounds like a war zone back there. It's like they are having a fest of some sort up there that you would not believe. To call the police is just one thing that does not do any good because it keeps going on and on. Cars there all night long in that parking lot right here. I have property from here, there is a lot here I have property from here all the way up there. There is a concrete retaining wall from here to here on the parking lot side and a fence right beyond the concrete retaining wall that does not do any good either. They break and throw rocks and beer bottles, can they broke two windows in my aunt's house. It almost something you cannot have control over unless you have like you say either surveillance cameras or on site police officer. But that is just to ditto what my neighbors say. My main concern is drainage what was once a nice dry piece of land is now a swamp in back of my house. I don't know where this water is coming from, but it seems to be coming from the top of the hill where everybody use to slide their sleds down and it is draining down into the back of my property and you have to have a four wheel drive lawnmower to get through the back of my yard to mow the lawn. I have a brook that goes right through the property which was once just a babbling a brook, never any problem with the brook but ever since they renovated the last time they put 2 more inlets they come into the brook in addition to the main inlet and slides the amount of rain and I have a swamp in my yard, where use to be a nice dry place where I can grow a garden. You cannot do that anymore, so I was wondering if they were going to address the drainage, if there is some way I could test the water, because I only get about a foot and half to two feet of water in my cellar now. Which use to be a dry cellar. I never had a problem with my cellar so I was wondering if there was any way I could test the water to see if the water is coming from some running storm drain or a sewer that is underneath the school. In the middle of the winter when the ground is frozen solid I am getting running water coming in the cellar. In the middle of the summer when its bone dry. I get running water in the

cellar which never happened before; my backyard is like walking in a mud field. There is a ton of drains back there on that schematic he gave me right behind my house. There is drains all over the place I don't know whether that is Steel Brook water, is that Steel Brook water? If I could test the water and determine where it is coming from, determine whether it is a personal problem or whether it is a problem derived at last renovation of the school. Then there is a problem with all the trees and the shrubs back there that are falling down. I called the town a number of times, the school board to see if they can come down and determine whether those trees are on my property or the school's property cause they are falling down and right now they are laying down on my backyard. I want to take them out of their but I don't want to take them out of there on my expense if they belong to the school. They belong to me I will be glad to take them down but I don't think they do. I think the fence was put up years ago and it was put up for convenience and a little bit beyond my property line to avoid that grade and that drainage grade. So that is my only concern as far as that goes. It's in the record and thanks for listening to me.

Minnich: I don't know I was going to ask our Town Engineer to comment?

Berger: Chuck do you want to comment on that? I start of by saying I haven't completed my review of the drainage analysis for this project. But I will tell you what I know about the area. There is a brook an open brook from this point behind, this is the water and sewer authority building there is an open channel brook for a short distance in here that is a water course. It flows I believe most of the year. Right off the screen it is culvert again until you get up to I don't remember the name of the street, this was a project a public works did to replace that culvert the Clyde Street drainage project for those of you who may have followed our budget process. The water course actually originates just over the hill from where Reflections is. There is are wetlands up in that area that drains in this direction that is the head waters of the brook that is piped down to here. A short section of open channel then it is piped again under the water and sewer building and I believe somewhere along like this when the school was rebuilt, down along this back side. It is in a 36 inch pipe I believe. It outlets somewhere along here I believe at the property line and flows and then there is an open channel where Joe finger just was where it's back is an above ground brook. All the existing drainage from this side of the school is caught in catch basins and piped down around in the other pipe down at this head wall, I believe it the outlet for all that

other drainage on this side of the school. But keep in mind the natural the topography brought the water that way over time. We have collected it and now piped it that way.

Wick: But if it was open then you would have evaporation, you would have dispersion and so...

Berger: But it has been that way for awhile that is an existing condition that what exists out there today based on my knowledge of the area.

Martin: Since the last construction.

Berger: And probably even before that I am not sure I thought that water course was piped in two separate instances. I think one time it came almost straight through this direction and then when the last addition to this school was done the piping was moved out from beneath the building and brought around this way. And I don't know when the storm drainage up in this area was put in but that what exists there today and the proposal on this school is to, there is going to be some underground infiltration up in this area. I think that is all it is I really have not looked at this one in any great detail but there numbers shows at the outlet because of the underground infiltration they are going to take the existing storm and put it into a detention system up in here. Their numbers show no increase in flows off the property.

Wick: How about a decrease?

Berger: Maybe a minor decrease I am not sure what the numbers are.

Wick: Would there be any room there for some kind of above ground detention or even additional infiltration that could handle some of that water?

Berger: Again I just started my look at this given what the gentlemen just said I be leery of doing any more underground infiltration at the outlet if you already has water flowing through his basement I would want to introduce more ground water and it is a pretty limited side. I believe the outfall as Joe said right at the property line in order to construct something different at the outfall would probably flow on that gentlemen's property.

Anticco: I think you'll find if you go to the outfall you'll find that outfall is not on the property line it is on the school side. I don't quite understand what you are saying you are saying it is going to stay the same as it is now and you are going to have more ground water coming in as result of more some sort of retention?

Berger: To take a quick step back there going to be slightly increasing the impervious cover on the site so that the rainfall will not absorb into grass, it will now hit the roof tops and additional although slight expand the parking area, there is going to be additional runoff generated. That additional run off they are proposing to catch in pipe systems and if you look up on the map there, in this area here there is an underground detention and infiltration system proposed where they propose a temporarily detain and store all the run off that is collected from up in this area here and then slowly release back to the piping system that comes down to your back yard area. So the net is that there numbers are showing there will be no increase in flow as result of their activities at the property line. They are not going to decrease it, there is a slight decrease it is not a big decrease but it is certainly not an increase.

Wick: Is there any way to even some kind of, this is probably very simplistic but some kind of drainage system towards the property line that would spread that water out so that at your outflow it's not all running into one place and that there is a possibility of greater area to dissipate over.

Anticco: I think they have that there already. There is a little pond area that the water gathers before it runs down. But it runs down strong enough to float a fifty pound stone because I am in there every year picking up stones. But does that address the problem behind my property over here with the runoff coming down the hill because it is not the brook that creating the problem on this property here. It's the runoff from the hill or it's the runoff from the underground drains that I saw on your schematic that you sent me. That is providing a constant flow of running water coming in through my drain in my cellar I have drains in my cellar that I had to dig out and try to find where this water coming from. There are three drains there, two drains are draining out the water, and one drain is bringing in the water. And the drain that is bringing in the water is directed this way. No matter what condition the weather is could be dry for a month or so and that water keeps on coming in it is almost drinkable.

Mancini: I have a question Chuck; we all know it is suppose to be an underground spring or water way that goes under a portion of the school? Does that come out or does that go to a storm drain somewhere else?

Anticco: That goes into a brook.

Berger: There are two separate issues here. You are bringing up the second one we have not talked about yet.

DiCarlo: And it is the frustration of the consultant. There are many rumors going around about brooks flowing through the school. And this is exactly what it is. As Mr. Berger said and based on the records in his office I dug out the survey before they ever built the first building. And it showed a brook running through here and I believe it ran down this way naturally anyway and then both sides in very big letters the surveyor had written extremely swampy and that drawing is in his archives. In the 1950's when they built the first school it was actually three separate buildings and as Mr. Berger said they piped it down here and down here to a head wall and out into an open brook down here it was a 36 inch pipe. In the 1980's when they connected everything together to make one building they intercepted that with pipe up here and ran the pipe down here back to the same head wall and plugged this pipe. And issue that came up recently was the pipe collapsed and the ground water and it is a lot of ground water close to the ground here was beginning to bubble up in the basement and the issue became how we get this out. The Board of Ed said let's put a sump pump into it, at least temporarily get our basement dry. Unfortunately what they did not realize was the pipe that they were pumping into was blocked it had collapsed. So the water really became circle they pumped it into the pipe and it backed up and went back into the school and so you got a flow to it. And some people started to call it a stream and that was not a stream.

Mancini: The reason I bring that up there Joe is because I think that was one of the main concerns or the main reasons why this building had to be done over again because their basement was flooding you can't have kids go to school with water in the basement. There is a simple solution to that.

DiCarlo: And the investigations that were done revealed the collapsed pipe which will be fixed as part of this project and in the mean time a temporary has been installed that bypasses this plug and the basement is now dry.

Mancini: I want to make sure that water that is going into the school wasn't also being dumped into this gentleman's property. I did not know where it was...

DiCarlo: Right now there is a pipe as well as the foundation drains runs out to this stream and down this way.

Rondeau: Are there anything in your plans to that would help to rectify this gentlemen's problem? Has any of that been dealt with?

DiCarlo: To be honest with you this is the first that I have heard that there was a problem with water here and again the site continuously, historically been a low wet area. I don't know what the issues are or when they started. I can tell that our pavement everything pitches to collection structures and is piped. So there is nothing flowing, we are not directing any water to neighborhood properties. The pipe we were just talking about was backing water up into the basement. It was suppose to be plugged and discontinued. But it still exists under here.

Rondeau: I am talking about the one on the other side, that goes on the outside of the building there, is it possible that there is a leak, you say that the pipes collapsed and I am just thinking well maybe that pipe is collapsed and that is what is draining into this poor guys basement.

DiCarlo: And again the Board of Ed hired a separate individual to run cameras through pipes and I don't know if they did that.

Rondeau: I definitely think my view that waters have to be rectified in order to have this done because it not appropriate to have drainage from the school damaging other property.

Masayda: You don't know that for a fact you cannot say that.

Martin: Does that remain an open waterway once it edges out into that area. It never goes back into a culvert again?

Berger: It is substantially an open waterway from that point downstream to Steel Brook. There are road crossings along the way where it goes into a culvert but I think the majority of it is above ground after that.

Mulcahy: I just wanted to address the fact that part of the, we are talking about a piped water course but you also in this proposal to continue to drain all the storm drains into, connect them back into that piped water course. Is that part of this proposal?

DiCarlo: Correct. Obviously water drains downhill and this is the lowest spot.

Mulcahy: All the parking lots you are hooking the pipe into the piped water course.

DiCarlo: Correct which is there now.

Mulcahy: I wanted everybody to understand that it's not just the water course that is going onto the man's property there, there also connecting in all of the parking lot water, all the storm drains are...

DiCarlo: Which historically is the way it is now and it is going to continue.

Wick: Where do the storm drains on Buckingham Street go now?

DiCarlo: That I don't know. I can tell you that the storm drains up here now presently are collected and run this way. And what we are going to do is detain that water and let it out much slower than it is presently running.

Masayda: With water courses you have the legal right to discharge into water courses as long as you are not diverting water to that area. The school has every right to discharge to that water course because that is legal definition of water course.

Mulcahy: The regulations do not allow that unless they have wetlands.

Masayda: The state statute allows that.

Mulcahy: Under these zoning regulations says no discharge to wetlands or water course.

Mancini: Even if allows it, and we are doing it now why can't we take it and divert somewhere else, if we could? That would help dry out that area.

Rondeau: Assuming that is the issue.

Minnich: Will you look at that Chuck with them.

Berger: Yes

Minnich: Is there any other comments from the public on this school?

Kevin Killeen – 430 Northfield Road

I was here on prior evening and discussions about wind mills and at that time it had become apparent to me that there was a certain rush to setting regulations and setting standards that some soon kind of wish they hadn't and some of the issues that were being discussed here tonight I would wish the same prudence be considered. I am not without sympathy for the gentleman who has the water issue in his property. It is an issue that my own father had as a result of a developer changing the level of the land apparently the property the site has a water course through it which has affected all of the property owners including Polk School. It would seem to me that the issues of the two how be it the same are also different. It would be incumbent upon adjoining property owners to consider their issues not only separately but jointly. To this extent can we state that the water is from Polk School? Suppose if you want to do your forensics gentlemen wants to hire his own engineer and do the forensics and test that water certainly that might be the case. From what I understood the general approach to this project initially as a taxpayer for me was to consider some security interests, some site interests and that sort of thing there was a problem with water in the basement that was addressed through the board's direction for forensics to be done. It was done, it was determined and appropriate action is the process being taken. The water course has been its course since long before you, I or even that school was here and I would probably take a wild guess is to continue to be that way. Some of the things that we are in discussion of and develop opinions about are highly subjective and I would caution against some subjective senses and move more towards more objective criteria. Thank you very much.

Rich Anticco – 34 Eldorrsio Street

With all due respect to the gentlemen who just spoke. The way the brook is, is the way the brook was, and the brook is always going to be. As a result of the addition of amount of water coming from the school due to the additions of the inlets from wherever they come from up here, is a issue that I think is pertinent to the re development of the school. Now had that not happened that brook would be well capable of sustaining itself without flooding a person's property. If you are saying the neighbors should get together and take care of a problem that never existed before the school and added more run off well then you are just telling the property owner to go somewhere. And I don't think that is a fair analogy of this situation. I think it should be looked at. Like I said before it might be a personal problem who knows I lived there since, I was born there I am 61 years old I know that never had the problem before and I know when the problem started. If I could out what my first question was where I can take a vile water and let it be the Water Department or wherever I could take the vile water, test it find out where the water is coming from and determine who's problem it is. If it is my problem I will fix it. But if it is not my problem I don't think just because it is an open water way for anybody in the Oakville water district to come throw buckets of water right above my land and just say well it's an open waterway were going to use it for whatever we want to use it for and if overflows it is your problem.

Masayda: Let me clarify what I said earlier then, anybody upstream has legal right to discharge to a watercourse. However you can't divert to that watercourse from outside the watershed and you can't cause damage to the downstream property owner. Those are the two things that the town has to look into when you are developing a property. Whether they have to provide infiltration or detention they can't cause damage to the downstream property owner. They cannot divert to that watershed either.

Minnich: Chuck could you help this gentlemen in terms of doing it, part of what you say makes very common sense to me because one of the issues that I know occurred in the 80's and early 90's at Polk School was looking at the size of the gutters that were at the school because they were not catching the water so the gutters were increased but that meant that the water flow was going to be more rapid and concentrated and I never fully understood the full impact of that but I think if you

Speak with Mr. Berger and he will get in contact and he will get in contact with him. Perhaps you folks can get closer to a resolution here.

Anticco: The reason I said that because when I was a kid I use to climb up the pipe. And there was no danger there. You don't want to do that now.

Martin: If we really get lucky and there is an easy connection to a storm system that is exiting on the road and I don't think you are talking about diverting all the water but maybe divert the parking lot water into the storm system and you reduce the issue that is there.

Minnich: Chuck is going to take a look at that. Anything else. I do want to just, I know the Board of Education and Todd and so forth want to move this project along, and I know you are going to be talking about the variances and so forth. I do think in terms of your exportation I don't think you are going to get what you need to get out of this Commission in just a single meeting after this. I think you are going to have to plan at least because of the multiple issue you saw tonight and the memos we have gotten and issues we have gotten from our own staff that I think in your planning process you best be looking for at least two meeting more of this Commission before we can grant all the approvals that are necessary. Hopefully that first meeting you can get together with the Police Commission and get those things resolved but I do want to say that I know the work that you folks have been involved with at the school and getting this done. These site plans are only piece of it they have got all that educational part and the school and that is a whole other dimension so a lot of people have done a lot of work and we fully appreciate the fact that your deadline is February 26th in order to get construction going and we will do whatever we can to make special meetings to help you do that. At the same time we obviously do our thing correctly. We certainly don't want to have other issues that we have experienced and you don't either the track and other things in the past so, we are all on the same page.

Martin: When are we looking to break ground?

LoFrese: Groundbreaking is supposed to be July of this year. Our state formal review process is February 25th, February 26th and march 3rd with the State Department for each school separately.

Martin: So these issues have all got to be resolved before you go to the state?

LoFrese: We are scrambling.

Martin: That is a tough order.

Minnich: Is there anything else this evening? Todd did you have something or...

LoFrese: No, that it other than to say thank you for everyone's time this evening.

Minnich: Is there a motion to continue public hearing for Special Permits 233, 234, and 235? Is there any further discussion? All those in favor please say I, all those opposed say no.

Motion made by J. Wick and seconded by D. George
All in favor and none opposed.

