

Town of Watertown
Planning and Zoning Commission
Special Meeting
Public Hearing
Polk Elementary School
February 20, 2008

Minnich: **The next one is the continuation of Special Permit #235 Polk School. Joe do you have any comments on Polk School? There is a reason for asking you this question it is the same one as before is it your intent that you would encourage this Commission to make a decision this evening on this application for Polk School.**

LoFrese: Yes it is as well as Judson if I did not say it before.

Joseph DiCarlo – Landscape Architect – Kaestle Boos Associates

Since our initial presentation there has been a lot of input from the public and staff and from various commissions. We have appeared before the Zoning Board of Appeals and received their approval of the waivers we have requested we have also been before the Conservation Commission we have received their approval for the project. There has been a lot of redesign concerning traffic flow to the parent drop off area and it presently resides which I believe was a comment from this Commission it is a one way exiting out onto Buckingham. Up here beyond that it's fairly the same with some minor changes which was presented earlier.

Mancini: Joe the lower parking lot you could make it wider?

DiCarlo: At your request the most we could get was another two feet of width then we began to push it towards the school.

Martin: So this plan is different from that plan, this is the new plan. You combined both exits from this and here going all one way coming out of this.

DiCarlo: The bus loop is one way out onto Buckingham and the parent drop off is one way out.

Martin: All out of one exit.

DiCarlo: They are two exits side by side. There is an island between them.

Dupliese: I know it seems silly but will it have a center lane debarkation so the left hand has an arrow going left. So that the people coming out of left don't try to go left but they are in the right hand lane.

DiCarlo: If you look at the sheet labeled site materials plan you will see the painted arrows on the center lines that are proposed.

Blais: How many parking spaces at this facility?

DiCarlo: There are proposed 61 parking spaces which would include four handicap accessible spaces and then in the paved clay area controlled by a gate there are an additional 40 spaces the gate could be opened they use for special events overflow parking.

Blais: So approximately 100 all together.

DiCarlo: Total yes.

Blais: How many employees at the school?

DiCarlo: Approximately 45 employees are there. There are 61 spaces on a regular day.

Blais: It is kind of tight if there is a school play though isn't there?

DiCarlo: It may well be there is very little room.

Blais: Well let's do the Math if the kids have a school play where do they park?

DiCarlo: There really is no room left to put pavement down on this site. Yeah there could be a problem. It is a hundred parking spaces that the most we could fit on there without paving the entire site.

Minnich: Chuck do you have comments on this project?

Berger: The first one I would like to talk about is that parent drop off loop between the parking area and Buckingham Street we discussed that with Mr. Cavanaugh the Director of Public Works today and it is his recommendation that be made one way in from Buckingham Street to the parking area.

Martin: That makes no sense. You have been talking about what we discussed all this time he is going to bring cars in and have them cue up on the road that makes no sense at all.

Berger: He is concerned about the conflict being created about two outs right side by side two outs.

Martin: How about the conflict about cars coming in and being backed up on Buckingham Street that is crazy in my opinion.

Minnich: Okay next Chuck.

Berger: The majority of my comments on I believe you were handed out tonight on a February 13th memo from myself the majority of the items presented in that memo our related to drainage issues on the site which I am awaiting response from the Civil Consultant Kaestle Boos has provided responses and probably that is enough said on that. I am awaiting a number of drainage issues to be resolved on this particular site.

I will just highlight a couple of them quickly the proposed addition the roof leaders are proposed to go into an infiltrator and Mr. DiCarlo can just highlight where that infiltrator is. It's location to be reviewed by the Geotechnical Engineer because it is uphill from the area where we have had big flooding problems before and I am

not sure if that is the best place to be infiltrating roof runoff into the ground there.

And that is probably the major item there is a number of items here but I would like to hear from the Civil Engineer.

Minnich: Do we have a traffic signage plan? My understanding on this project is that this is the one that is relating to the 500 hundred correct me if I am wrong on this understanding. Your application is somewhere between 100 and 500 year storm.

DiCarlo: Correct.

Minnich: So therefore it meets our regulations regarding the 100 year storm. But I understand that the Department of Education has a 500 year storm issue to which you are going to need to get a review and comments from the Department of Environmental Protection.

DiCarlo: That is correct.

Minnich: Have you gotten that yet.

DiCarlo: We have not. It is in the works at this point.

LoFrese: I have spoken with the state DEP specifically in regards to that issue and they do not get involved until the State Board of Education accepts our plan and then refers it to them that part of the state review process so that action of the state receiving our plan that will then forward to the DEP.

Minnich: The question these projects are the same here the storm water and the sanitary sewer pipes there is areas that are proposed to be abandoned what is going to happen those abandoned areas of those two types of pipes. I believe Mr. Berger's recommendation's is that they all be removed. I thought that was what we were doing to be honest with you. If not I know at one point there was some discussion of flow able infill but I don't think that was approved.

Berger: It is our recommendation they be removed and they may have been removed on the revised plans that we received today.

DiCarlo: In my hesitancy it's because we were printing right up till 5:00 so haven't really reviewed them in detail my understanding is the recommendation that they be removed and if that the approvals to removed them that's what they would be doing.

Minnich: My understanding is there no signage modifications to the sign of Polk school. And the guess that the end of my questions. Are there any other questions from the members of the Commission? Are there any comments or questions from the members of the public on the Polk School property? Nothing further from the Commission? Does the applicant have any further comments? Joe you are all set?

DiCarlo: Maybe one slight editorial comment and that is the parent loop which has been redesigned three times now and I exactly had it coming one way in and it was Mr. Cavanaugh in an informal meeting who said he could never approve that. So I am surprised that he is now recommending it.

Minnich: I guess I will leave that comment alone. Any other comments from the applicant? Hearing none is there a motion to close this public hearing.

Mancini: So moved.

Minnich: Is there a second?

Martin: Second.

Minnich: All those in favor please say I all apposed please say no. Motion carries.

Text of motion is to close public hearing. Motion made by C. Mancini and seconded by G. Martin. All in favor and none opposed.

Michael Masayda _____
Secretary