

Town of Stonington
K-12 School Building Committee
Meeting Minutes
Tuesday, June 7, 2016
7:00pm
Central Office, Old Mystic, CT
Page | 1

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STONINGTON, CT

Members Present: Rob Marseglla, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; Rob Sundman, June Strunk, Wendy Wilbert, Deborah Downie and George Crouse

Late Arrival: Kathy Sanford, 7:16pm

Members Absent: Dan Oliverio

Recording Secretary: Sandy Tissiere

Guests and Citizens: Bill King, Director of Operations and Facilities, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Chuck Warrington, Scott Pellman, Collers; Peter Manning, Gilbane; Jim Barrett, Anwar Hossain, DRA; Bob Mitchell, Maintenance Department, Stonington Public Schools and Tom Fiore

1. Call to Order

Chairman Marseglla called the meeting to order at 7:01pm.

2. Approval of Outstanding Meeting Minutes

The following motion was made by Julie Holland and seconded by Wendy Wilbert:

Motion: To approve the outstanding meeting minutes from May 31, 2016 as presented.

All: Aye

3. Public Comments

No comments

4. Architects Report

a. Schematic Design Comment discussion

The committee members who attended the 4:30pm meeting shared with the rest of the committee what was discussed regarding the schematic drawings revisions. Reimbursement regarding education specifications and program space requirements was discussed. One change was the square footage of the music rooms was increased to provide storage in the classroom versus a storage closet. The size of the music classrooms was discussed, the inquiry was if a music teacher had been involved in the decision of the size of the room? Jim Barrett and Anwar Hossain told the committee they had met with two music teachers regarding the room. Rob Marseglla inquired if the square footage of the music rooms could stay as they are now with the storage areas separate? The question of the size of West Vine Street's library being larger than Deans Mill School's library was asked. Mr. Hossain answered this issue had been addressed. The buildings spaces in relation to the education specifications were discussed. Converting the upper space of foyer outside the West Vine Street School gymnasium to become part of the library was mentioned. Mr. Barrett and Mr. Hossain discussed the need to move to the design development phase on the spaces that were already established. They acknowledged there were still some areas of the building that needed adjusting but the spaces that were already set could be focused on. The committee agreed to revisit the progression to the developmental design phase after Item #7 was discussed.

b. Discussion of Zoning Variance

Jim Barrett spoke of the meeting the DRA team had with the Stonington Town Hall agencies. Mr. Jason Vincent, Director of Planning, laid out the permitting process to the DRA team. The wetlands variance for West Vine Street Schools is the first item that needs to be addressed. The variance

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Page | 3**

The following motion was made by George Crouse and seconded by Julie Holland:

Motion: To approve the invoices for Pawcatuck Middle School: DRA, Invoice #5 for \$3,852.00; Mystic Air Quality, Invoice #42528 for \$1,550.00 and Mystic Air Quality Invoice #43547 for \$1,000.00.

All: Aye

9. Adjourn

Before adjournment, the committee discussed summer meeting dates. The dates decided are June 21, July 12, July 19, August 2, August 16 and September 6, 2016. A Contract Sub-Committee will be held on June 15, 2016 at 7:00pm.

The following motion was made by Deborah Downie and seconded by Rob Sundman:

Motion: To adjourn the meeting at 9:21pm.

All: Aye

Julie Holland, Secretary

DRAFT

Town of Stonington
Zoning Board of Appeals

VARIANCE
APPLICATION FORM



FOR OFFICE USE ONLY

Application Number:

Fee:

Expiration Date:

Applicant (Owner): K-12 Building Committee - Rob Marseglia - Town of Stonington

Mailing Address: 152 Elm Street, Stonington, CT 06378

Telephone Number: _____

Email Address: rob.marseglia tvconnect.net

Agent: Milone & MacBroom, Inc.

Mailing Address: 99 Realty Drive, Cheshire, CT 06410

Telephone Number: 203-271-1773

Email Address: ryanc@miloneandmacbroom.com

Property Location: 17 West Vine Street

Parcel Information:

Map

Block

Lot

Zoning District:

Lot Size (sq. ft.):

Is any portion of the property within 500 feet of the Town Boundary?

Yes

No

The applicant seeks a variance to the Zoning Regulations, specifically Section:

BUFFER REQUIREMENTS 3.1.4.1

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA				
FRONTAGE				
FRONT YARD				
REAR YARD				
SIDE YARD				
MAXIMUM HEIGHT				
FLOOR AREA RATIO				
NON-INFRINGEMENT	100'	32'	6'	
COASTAL JURISDICTION				

The applicant requests that the ZBA take the following action:
Reduce the required buffer from 100' to 5'

Hardship: *Proof of a true hardship is a legal requirement for a Zoning Board of Appeals to issue a variance. See ZBA Application Guide for definition of Hardship.*

Explain Hardship (reason for requesting the variance):

The location of the existing school building will remain unchanged. Currently, emergency access is not provided along the northeast side of the building. To meet current fire safety standards an emergency access is required along the northeast side of the building. Additionally, the emergency access drive will provide a means of accessibility to the proposed recreational facilities with accessible parking provided in the emergency vehicle turn around area.

Applicant -- Please check which applies:

- I have not submitted a Class A-2 Survey with this application.
 I have submitted a Class A-2 Survey as part of this application.

This application, accompanied by the appropriate fee (payable to the Town of Stonington) must be forwarded to the Zoning Enforcement Officer. The applicant or a designated representative must be present at the public hearing before the ZBA will take any action on the application. Failure to attend will require re-scheduling of the hearing and payment of an additional fee.

Town of Stonington

Owner's Printed Name


Owner's Signature

Ryan Chmielewski, Milone & MacBroom, Inc

Agent's Printed Name


Agent's Signature

ATTACHMENT #2

DRA and SPS/Town Meetings

1. DRA – Inform Julie Holland and Rob Marseglia of a meeting with the following information:
 - a. Time, date, place
 - b. Purpose of meeting
 - c. Requested attendees

2. Julie – Inform K-12 Building Committee
 - a. Determine who will attend
 - b. Note: Only one person can attend unless an agenda is posted 24 hours in advance
 - c. Inform DRA who from the Building Committee will attend

3. DRA – Record minutes of meeting

4. DRA – Provide a one paragraph summary of meeting
 - a. Include significant decisions, actions and/or outcomes