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Agenda

Farmington High School Building Committee

Site Evaluation Subcommittee

Tuesday, May 21, 2019

Town Hall Council Chambers

9:00 AM

A. Call to Order.

B. Minutes.

1) To approve the attached May 9, 2019 minutes.

C. To review the Site Evaluation Subcommittee Summary Document.

D. To review and evaluate potential locations.

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

F. Adjournment.

cc: Subcommittee Members
Paula Ray, Town Clerk

Minutes are considered "DRAFT" until approved at next meeting

Minutes
Farmington High School Building Committee
Site Evaluation Subcommittee
Thursday, May 9, 2019
2:00 PM

Present:

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

A. Call to Order.

The chair called the meeting to order at 2:02 PM.

B. To review the FHS Facility and Financial Ad Hoc Committee recommendations.

Kathy Blonski and Kat Krajewski reviewed the FHS Facility and Financial Ad Hoc Committee recommendations as it pertains to the site evaluation committee. The Ad Hoc Committee recommended that a new building option the building committee should include a new building option on the existing FHS site and other locations.

C. To review and evaluation potential locations.

Liz Dolphin and Russ Arnold assisted the subcommittee in their review of potential high school locations. The subcommittee began their review with properties that are owned by the Town and similar in size to the existing high school site (approximately 30-40 acres). Utilizing the [land acquisition planning map](#) and the online GIS system, the subcommittee evaluated potential issues with each site, including any deed/lease/grant restrictions, environmental concerns (including flooding/wetlands), accessibility and location concerns, and current use. The subcommittee also evaluated Non-Town Owned property that was similar in size to the existing high school. The subcommittee discussed the current size of just the high school facility (approximately 15-20 acres) to see if there are sites available that would be

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adequate in size for just the facility. A summary document, outlining the properties evaluated and the concerns discussed by the subcommittee is recorded with these minutes as Attachment A. This document is a planning document that will continue to be updated and refined by the committee as they complete their evaluation of potential high school sites.

At this meeting, the subcommittee reviewed a total of 17 Town-Owned properties and 7 non Town-Owned properties. Of the 17 potential Town-owned locations evaluated by the subcommittee, two sites, West Woods Golf Course and Hein Farm were added to the subcommittee's "maybe list" for further review and evaluation.

The subcommittee determined to complete a comprehensive review of the smaller sites at their next meeting. The subcommittee had a general discussion on the requirements for field access on a high school site. It was determined that Vince LaFontan will check with NEASC to see if there are any requirements and report back to the committee.

D. To discuss the subcommittee roles, responsibilities and upcoming tasks.

A summary document will be created to maintain a record of the sites that were evaluated and each of the concerns. Once the committee has completed their review of the potential locations, a report will be created and used as a communication tool. The summary document will be reviewed at the next meeting and the committee will continue their thorough review of potential locations, focusing on smaller (15-20 acres) properties.

E. To discuss the subcommittee meeting schedule.

The subcommittee agreed that the next meeting should occur in the next week or so and Kat Krajewski will send a doodle to see what day and time works best for everyone.

F. Adjournment.

The meeting adjourned at 3:08 P.M.

Respectfully Submitted,

Kathryn Krajewski, Assistant Town Manager

Site Evaluation Subcommittee Summary Document
May 9, 2019

Note: This document is a planning document and will continue to be updated and refined as the site evaluation subcommittee completes their evaluation of potential high school sites.

Town Owned Property

Site Name	Concerns
Front Parcel of West Woods Golf Course	Not enough space
West Woods Golf Course	Federal restriction How much is restricted? Possibility to have at least 9 holes <i>Added to Maybe list</i>
Krell Farm	Life use on the property
Hein Farm	Wetlands State conservation easement through the middle of the property <i>Added to the Maybe list</i>
Tunxis Mead	Flooding
Town Forest	Deed restricted
Saddle Ridge	Grant restricted
Farmington Woods	99 year restriction
Suburban Park	Grant restricted
Chase	Cell Tower/Ridge Line
Aiudi Piece	Grant Restricted
Tinty Farm	Deed Restriction for recreational use
Morea	Wetlands/Flooding
West District School	Wetlands Lots of grade/earth work required Access All residential neighborhood Age considerations (high school next to elementary school)
New Britain Ave- old emissions	Too small
IAR School	Not enough for 2 schools
East Farms School	Not enough for 2 schools
Tunxis Mead Land Fill	Environmental concerns

Non Town Owned Property

Site Name	Concerns
Executive Drive/Hyde Road	Industrial/Commercial Concerns with the location

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Polo Grounds	Floodway Zone Currently used and lots of money just invested in the property
Passionist Fathers	Not for sale Bad location/not accessible
Tunxis Golf Course	Flooding/wetlands
Tunxis Community College	Multiple entries No gym Current Use
Near Anthology/Memory Care Facility	Lots of logistics/traffic concerns
Property Next to WestWoods school	Half wetlands Next to Westwoods school- age considerations