

The Regional School District 13 Board of Education Building Committee met in regular session on Wednesday, May 15, 2024 at 5:00 PM in the library at Coginchaug Regional High School.

Committee members present: Mr. Giammatteo, Mr. Mennone (remote), Mr. Moore and Mr. Weissberg  
Committee members absent: Mr. Cross, Mr. Faiella and Mr. Overton  
Administration present: Mrs. Neubig, Mr. Proia, Dr. Schuch and Mrs. Smith  
Board members present: Mrs. Dahlheimer, Mr. Mennone and Mrs. Petrella

Mr. Weissberg called the meeting to order at 5:01 PM.

### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

### **Approval of Agenda**

*Mr. Giammatteo made a motion, seconded by Mr. Moore, to approve the agenda, as presented.*

*In favor of approving the agenda, as presented: Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

### **Public Comment**

Gregory Makuch, Judi Rand and Thomas Makuch were present at the meeting. Gregory Makuch explained that they own all the properties to the east and south of Memorial School, parcels 12-59, 12-60 and 12-60A. They have had an issue with stormwater run-off for many years which goes over the property at 106 Hubbard Street and a portion of parcel 12-60A. Looking at the concepts of the new project and the increase of impervious material throughout, the surface water run-off will be increased. They wanted to bring this issue to the Building Committee's attention. Looking at options C-1 and C-1A, where the lower section is paved for parking and bus turnaround, Mr. Makuch wondered where all the water will go. No easement has ever been granted for surface water to go over their properties.

Mr. Makuch reviewed that the property that Memorial School sits on was their grandmother's farm. By developing that property further, more water run-off will be generated. He wondered how they plan to get the buses down the hill into the paved area in options C-1 and C-1A and asked if they plan to fill the area. He also noted that the septic system is currently in that area as well and questioned the side slopes as well.

Mr. Makuch also has issues with lighting and noise pollution and they feel that their properties will be devaluated as they will back up to a parking lot. He also offered to show a video of the run-off.

Mrs. Dahlheimer explained that the Building Committee is an advisory committee to the board, but until the project has been approved, they do not have this project. Mr. Weissberg explained that there are three engineers on the Building Committee and the more they know about existing conditions, the better they can address them. Mr. Moore added that the project is still a conceptual design and not final. He also offered to have Mr. Overton get in touch with Mr. Makuch and go take a look at it.

Thomas Makuch added that they have no objections to option C-3. He did have a concern for 120 Hubbard Street, in options C-1, C-1A, C-2 and C-2A, that the driveway and entrance is being shifted from the middle of the property to the right which abuts 120 Hubbard Street. That will increase traffic, noise and lighting. He reiterated that run-off is a big problem, noise is a big problem, and lighting is a big problem. He added that lighting is already a huge problem. Mr. Makuch felt that the northwest corner of the property is hardly utilized and felt they could space things out better. He added that there were probably four undeveloped acres in back that is at a higher elevation to be used for parking. Mr. Makuch asked the Building Committee to take their concerns and comments to the architects and engineers.

### **Approval of Minutes - April 17, 2024**

*Mr. Giammatteo made a motion, seconded by Mr. Moore, to approve the minutes from the April 17, 2024 meeting, as presented.*

*In favor of approving the minutes of the April 17, 2024 meeting, as presented: Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

### **Pickett Lane Paving Phase 3**

Mr. Proia reported that the baseball road is complete. Mrs. Neubig asked for approval to pay A&J Paving for the baseball road at \$62,573.48.

*Mr. Mennone made a motion, seconded by Mr. Giammatteo, to approve payment to A&J Paving for the baseball road at \$62,573.48.*

*In favor of approving payment to A&J Paving for the baseball road at \$62,573.48: Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

Mr. Proia noted that nothing remains on phase 3, but Mrs. Neubig took phase 4 off the agenda as she wasn't sure there would be an update. Mr. Proia explained that the first thing they need to address is drainage on Pickett Lane and Jacobson is working on final plans for hopefully next week. That was what put them in limbo with sidewalks and the back senior lot. They talked about eliminating the front sidewalk and Mr. Proia felt that the back lot jumped to the head of the line. They feel they need to incorporate another catch basin in the lot before it is paved.

Mr. Weissberg agreed that the drainage needs to be addressed first and also felt that they will need to excavate down at least 3 inches. They'll need to figure out what base will be needed to pave. Mr. Proia will get quotes on that. Mr. Weissberg felt that it could be quite an expensive proposition. Mr. Proia added that the quote, with no drainage, was \$78,000. Mrs. Neubig noted that they have \$130,000, not including any drainage work.

Mr. Moore asked if there was an estimated cost on the drainage on Pickett Lane and Mr. Proia did not have that yet.

Mrs. Neubig reported that she received a complaint from a resident walking their dog that cars are going around the speed hump at Allyn Brook was dangerous. It was suggested that a cone be placed in the parking spot.

### **State Grant for Fieldhouse and Lighting**

Mrs. Neubig reported that she had a lengthy discussion with the state and they are being very helpful. She proposed installing two unisex bathrooms in order to meet the requirements with the neighbor and Mr. Proia got a quote of \$49,000 for that which can come out of the fieldhouse funds. The second piece would be to have Musco install the lights. After the lights are done, they can expand on the bathrooms, depending on how much is left in the grant. Mrs. Neubig estimates that they will have \$78,000 left in the grant to do more bathrooms. The state agreed to that timeline and they will not have to pay prevailing wage for the first two bathrooms, but they will on the rest of the project. Mrs. Neubig felt that this could be done before football season.

Mr. Mennone asked if the same vendor could provide a final plan for bathrooms when they build the first two. Mrs. Neubig stated that they would have to go out to bid for the second half. Mr. Proia explained that they would use the family lav and what was originally the janitor's closet, without touching the men's or ladies' rooms. Mr. Weissberg felt that would be two completely separate projects.

Mrs. Neubig stated that Robin Newton, Town Planner, is looking to see if the district needs to go back to Planning and Zoning. The attorneys are also looking at the agreement to be sure that this will meet the spirit of the agreement. There were a few other issues in the agreement that Mrs. Neubig felt would not be a problem. She did want to see if soundproof fencing is still a condition, but Mrs. Dahlheimer noted that that was already installed.

Mr. Proia stated that they have quotes for the two bathrooms and are ready to break ground. Mrs. Neubig stated that they would need to tell the full board that they are not going out to bid for that and the money is available. Mr. Weissberg asked Mr. Proia to send the plans out to the Building Committee. Since the money is already budgeted for the fieldhouse, the board does not need to approve it. Mrs. Dahlheimer will give the board an update at their next meeting, did not want to wait for the work to get started. Everyone was agreed to start the work as soon as possible, pending the town's approval. Mrs. Dahlheimer added that Durham just hired a new Building Official.

Mrs. Dahlheimer asked about the light pollution and Mr. Proia explained that everything will be focused on the field and is so much better than it was in the original plan. Mr. Mennone noted that the lights at Pat Kidney Field in Middletown are a good example for everyone to look at. Mr. Proia met with Musco on Monday and they are confident that the lights will be installed and lit way before school starts. Mr. Mennone mentioned that football practice starts a few weeks before school starts and Mrs. Dahlheimer felt they could do conditioning on the lower fields. Mr. Proia added that it would just be the track that had equipment on it.

Mr. Weissberg asked if the lighting is only for the stadium and Mrs. Neubig explained that the grant was for stadium and tennis courts. Mr. Weissberg wondered if it would be better to apply any balance of the grant toward tennis court lighting rather than the bathrooms and to continue the bathroom project on the district's dollar which would be cheaper. Mrs. Neubig stated that that would be allowed.

### **Athletic Field Maintenance and Repairs**

Mr. Proia felt that the biggest concerns were varsity baseball and softball drainage issues. The outfield is saturated at varsity baseball. He has a few proposals, but no estimates yet. Mr. Weissberg felt it was

unusually wet and Mr. Mennone felt it has always been wet out there. Mrs. Dahlheimer added that the water table is the highest it's ever been. Mr. Mennone stated that it is certainly an issue and the boys had to play their first 10 games away which is not acceptable. Mr. Weissberg asked if the catch basins were functioning well and Mr. Proia felt that they were. He felt that the pitch of the field is higher in right field. One of the proposals was to incorporate a warning track with drainage under it.

Mr. Moore asked about putting a curtain drain at the bottom of the hill in right field, but Mr. Proia explained that right field dries up fast. Mr. Weissberg suggested they walk it to figure out what makes sense. Mr. Proia felt that the same thing needs to happen at the varsity softball field as well. Mr. Weissberg felt it made sense to do warning tracks at both fields for drainage purposes. Mr. Mennone added that they could also put in turf. Mrs. Neubig stated that they have \$100,000 in the budget for this plus tennis court replacement and Mr. Proia stated that the field work will be done this summer. Mrs. Dahlheimer added that there is a state grant for tennis courts near wetlands and she will send that over to Mrs. Neubig. Mr. Weissberg added that USDA has a number of facility improvement grants.

Mr. Proia will be walking the areas again tomorrow with the contractor and will share the final design with the Building Committee.

### **Sidewalks**

Mrs. Neubig got an email from Durham's First Selectmen and she shared that with the committee. Mr. Weissberg felt that they plan to narrow the road significantly coming down off of 17. He didn't quite know how they will get around the school. Mrs. Dahlheimer stated that they are under the gun because the funds need to be appropriated by the end of the year. She added that the town wants to meet with the district and she would love to have someone from the Building Committee present. Mr. Weissberg added that there is a path around Strong School and maybe they could just force that.

Mr. Mennone asked what the minimum road width would be and Mr. Weissberg explained that there is no real standard as it's a private road. Because school buses travel the road, they would ideally want 22 feet but may be able to get away with 20 feet. Sidewalks would ideally be 5 feet because there may not be a buffer. Mr. Moore stated that the plan shows 10.43 feet next to the school and 12 feet to the other edge.

Mr. Weissberg asked everyone to take a look at it and come up with some comments for the next meeting. Mr. Mennone summarized that they would just be looking for logistics about things like road width. Mr. Weissberg added that they would not want the sidewalk project to take away trees. Mr. Weissberg asked Mrs. Neubig to invite the entire Building Committee to the meeting with the town to see who can attend. Mrs. Dahlheimer suggested having a joint meeting with the Board of Selectmen and Building Committee and they will invite the Board of Selectmen to join the next Building Committee meeting on June 5, 2024.

Mr. Weissberg asked Mrs. Neubig to remove Pickett Lane Paving Phase 3 from future agendas and to add Pickett Lane Paving Phase 4.

### **Public Comment**

None.

**Adjournment**

*Mr. Giammatteo made a motion, seconded by Mr. Moore, to adjourn the meeting.*

*In favor of adjourning the May 15, 2024 meeting: Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Debi Waz

Debi Waz  
Alwaz First