Board of Selectmen Meeting  
December 8, 2015  
3:15 p.m.  
Town Hall Meeting Room  
Special Meeting

1. The meeting opened at 3:20 p.m. with the Pledge of Allegiance.  
a. Attendance:  
   i. First Selectman Peter J. Tesla – Present  
   ii. Selectman John F. Toner – Present  
   iii. Selectman Drew Marzullo – Present

2. New Business  
a. Board of Education – Request for Municipal Improvement (MI) Status for New Lebanon School – Option 1  
i. Option 1 was recently passed by the Board of Education last Thursday evening. The Board of Selectmen has questions pertaining to the request for MI that were outlined in a letter dated December 1 to the Board of Education. The Selectmen are seeking further clarity on the issues discussed yesterday with the Chairman of the New Lebanon School Building Committee and the Chairman of the Board of Education.  

   ii. Ryszard Szczepan from Tai Soo Kim Partners discussed Option 1 and how the architects arrived at this plan. Tai Soo Kim and Jesse Saylor were also in attendance.  

   iii. Tai Soo Kim gave an overview on Option 1’s design and his thinking behind it. He also touched on why in his opinion Option D-revised would not work. Option D-revised was the scheme affirmatively voted on by the Board of Selectmen over summer 2015.  

   iv. Option 1 takes advantage of the “challenging lands,” although the challenging lands contain unknowns. The gym is closer in proximity to the play fields in this model. The educational specifications called for 58,000 square feet of building.  

   v. The architects showed models of Option D-revised, and Option 2.  

   vi. Option 1 has a more cohesive interior, as it is solely one building with interior spaces that are consistently open.  

   vii. Option 2’s interior works well within Option D-revised’s footprint. Option 2 offers simplicity of construction.  

   viii. Selectmen Marzullo asked if Option D-revised can be workable and keep the “wow” effect, which is a combination of “surprised and pleased.” The architects disagreed but said they could make it work.  

   ix. As for the environmental assessment of the land, this is not a filled site. The site is only as low as the stone walls are, and the topography is clear, except for where I-95 is. This project would not require excavating. Tests have been done in several locations on the site in the school and in the ravine. Results have shown nothing alarming, but more testing is needed.  

   x. The Selectmen desire the New Lebanon School to operate as a campus: an all-encompassing facility that successfully and effectively operates in a self-contained sphere. Option 2 offers this attribute.

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xi. Drew Marzullo brought up the construction area and proximity to children. He remains opposed to having the children present near the construction site. It will be a distraction to the children's learning environment with the major construction taking place.

xii. Superintendent Bill McKersie said the Building Committee is actively working on this. He is in favor of high quality modulars adjacent to Western Middle School, thus keeping the children all together. This option will cost about $2 million. The dispersion option, dividing the children across 3 schools, would cost about $1 million for increased transportation and extra staff. Also, if the decision to disperse is chosen, Greenwich would lose its International Baccalaureate (IB) program. Historically, Greenwich only disperses students when there is no other option.

xiii. Laura Erickson, Chairman of the Board of Education, said her priorities are the safety, security, and best educational experience for the children. There was an 8-0 Board of Education vote for modulars at Western Middle School over dispersion. The money for the modulars is already in the capital plan that will be voted on next week. The Board of Education is listening to the experts about where to put the children, and always acts with the best interest of the children in mind.

xiv. Steve Walko, Chairman of the New Lebanon School Building Committee, said process-wise, if the Selectmen reject Option 1, the Building Committee and the Board of Education would have to vote on a new Option to present to the Board of Selectmen.

xv. A critical piece to the MI application is the site plan – a detailed set of documents that addresses many aspects of the site, including drainage, conservation, access way, and parking.

xvi. Mr. Walko is confident that the rebuilt New Lebanon School can open in September 2018. The Building Committee is halfway through the process of selecting a construction manager, and as such will have an accurate cost quote for the BET and RTM. He desires to get the site plan to the Planning and Zoning Commission early on so estimates are on time and on budget. He expects an RTM vote on this will occur in May 2015.

xvii. This item will continue to be discussed at the next Board of Selectmen meeting.

3. Adjourn:

John Toner motioned to adjourn at 4:28 p.m. Drew Marzullo seconded. The motion passed unanimously.

The next regular meeting of the Board of Selectmen will be on Friday, December 18, 2015 at 10:00 a.m. in the Town Hall Meeting Room.

Peter J. Tesei
First Selectman

Mike Rosen
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