

Facilities Planning Committee
February 16, 2012

Present: Betsy McIlvaine, Kathy Van Duzee, Carol Howe, Bryan Chnowski, Ralph Tedesco, Anita Barney, Tom Tibolla, Howard Lasser, Dennis DiPinto, Art Colley, Angelo Rodriguez

Absent with prior notice: Katherine Daniel

Meeting called to order at 5:05 p.m. Tom Tibolla made a correction to his email address on the original committee list. Correct email is ttibolla@brookfieldct.gov.

Minutes: approved as presented.

Old Business:

- a. Huckleberry Hill School – There is no firm cost estimate yet. Figure will not include projects expected to be done this summer. Whisconier and Center Schools have been renovated. The Board of Education would like to eliminate the portables, but there's a question about what will replace them. Huckleberry will have code issues, need to add restrooms, and update things not updated since the 70s. Enrollment in the lower grades continues to increase.
- b. Additions to library/community center and recreation project: Betsy reviewed costs for the projects. The estimate is \$3 million for a gymnasium (2008 pricing from Means). Dennis reports the building that P&R needs would be under \$5 million for a field house. The estimate for a new library would be about \$9 million.
- c. We should determine equivalent info for all three projects and see where they fit into the bonding schedule.
- d. Howard Lasser will have the bonding calendar available at the next meeting.
- e. Carol: the town needs to start looking at housing for the elderly. Plans originally called for adding to Brooks Quarry. The Housing Authority is an outside, not town, agency that operates under state auspices. Zoning Commission has set aside an area for affordable housing north of Four Corners. Commission on Aging has also addressed this issue. Howard will report back at next meeting about challenges and obstacles.

Locations: Katherine Daniel provided maps of town-owned land. Town-owned property is already off the tax roles, and land the town does not need to buy.

The Library-owned cottage is too small to be useful, and has quite a bit of mold inside.

Field house/soccer field will need a couple of acres to allow for parking. Happy Landings would have enough flat area, but the Town would have to build a road – if the property's status as open space could be reversed. There is very little buildable

property that's a) level, b) not in a flood plain, and c) available. The town may have to consider buying property to accomplish everything that needs to be done.

Four Corners Steering Committee: Fitzgerald and Halliday doing the study. Katherine Daniel invited this committee to designate a member. The Steering Committee meets 2/21 a for "field day" to look at the property. Fitzgerald & Halliday plans an online survey in May, and plans to finish work in July. It may be possible to combine the Four Corners property with Mystery Acres. Scope of work information is on town web site.

2009 Facilities Study Committee focused on recommendations that current town-owned buildings be properly maintained.

Katherine Daniel has now been certified as Professional Town Planner. Howard reports that the Land Use department may be configured to take advantage of Katherine's new abilities, depending on the budget.

March meeting: Howard and Anita will not be in attendance. Art & Angelo will bring cost estimates for improvements to Huckleberry School. This group may have to go into hiatus until the Four Corners group finishes its study. Betsy recommended that we put off bringing in community advocates until April.

Meeting adjourned 5:50 p.m.

Meeting notes submitted by
Anita Barney