

East Lyme Board of Education  
**East Lyme Elementary Schools Design Steering Committee Meeting**  
October 28, 2014  
4:00 p.m.  
**MINUTES**

**Members Present:** Dr. James Lombardo, Dr. Him Hagen, Linda Anania, John Arnold, Candice Carlson, Melissa DeLoreto, Gil Gallant, Rob Kupis, Don Meltabarger, Dr. David Miko, Ray O'Connor, Dr. Whritner, Al Jacunski from Jacunski Humes Architects, LLC

**Members Absent:** None

The meeting began at 4:00 p.m. in the Central Office Conference Room

**Planning for Next Steps:** Dr. Tim Hagen reported that the NESDEC Demography and Enrollment Projection report was distributed to the Board of Education on November 24, 2014. Dr. Kennedy was unable to attend the meeting and will be rescheduled to present the details of the report to the Board of Education.

**Niantic Center and Flanders Site Drawings:** Al Jacunski distributed a new site drawing for Niantic Center School with revisions to the parking lots and suggested bus patterns, and a new site drawing for Flanders School for a build as new K-4 facility. Mr. Jacunski indicated that a new building on the Niantic Center School site would be approximately a \$2 million increase to the taxpayer, which is the same increase as a new building on the Flanders School site. Dr. Lombardo reported that the increase would be made up in eight years through general funds by saving on maintenance and by having energy efficient buildings. Due to the existing layout of Niantic Center, the current building can be designed as new without any difficulty and Al Jacunski will review the NCS site to confirm that the current structure is viable to renovate as new. Both locations would have ample space to add additional preschool classrooms in the future if needed. It was noted that the Special Education Integrated Preschool programs will continue to operate and classroom space is required for them. Due to the large square footage requirement needed for preschool programs, the increase in student population by including the preschool students will not make a difference in State reimbursement.

**Site Decision:** Discussion topics regarding viable site locations included:

- If the Lillie B. Haynes site is kept, some of the rooms previously slated to be demolished could be used for preschool classrooms
- If the Town can utilize the Lillie B. Haynes building, then Flanders and Niantic Center should be considered as viable sites
- Consider the drawback of returning a building to the Town in case it is needed in the future
- Consider the impact if grade 5-7 Salem students attend East Lyme in the future
- Transportation times will remain the same, or be shorter in length, if the Niantic Center and Flanders School sites are picked
- Information is needed on security logistics for each site

Following the site decision discussion, the committee considered various factors in selecting two elementary school sites. See "Factors to Consider in Selecting Two Elementary School Sites" attached.

**Timeline:** The Elementary Design Committee will meet again on November 12, 2014 at 4:00 p.m. in the Central Office conference room to draft a presentation that will be presented to the Board of Education at a special meeting on November 17, 2014. In preparation of the presentation, the Design Committee will need the following information:

- Information from the Town on how they would use each building if it is returned to them
- An updated site rendering for Lillie B. Haynes School from Al Jacunski
- Transportation report from Don Meltabarger
- Safety and security logistics for each site from Chris Olsen and the Police Department

Respectfully Submitted,

*Dr. Timothy Hagen*

Timothy Hagen, Ph.D.

BOE Chair

*Dr. James Lombardo*

James D. Lombardo, Ed.D.

Superintendent of School

**Factors to Consider in Selecting Two Elementary School Sites  
Elementary Design Meeting on 10/28/14**

**Education**

- Buildings must be adequate to maintain class size for all sites

**Site Size**

- Expansion
  - More limited at NCS than LBH and Flanders
- Parking Capacity
  - LBH has more room for parking vs. NCS
- Playground Space
  - NCS has more space available for playground than LBH
  - LBH does have adequate space and has front field that could be used
- Bus and Parent Drop-Off Patterns
  - No advantages for each site

**Site Location**

- Bus Routes
  - NCS & Flanders site would have better bus routes and more evenly balanced than having LBH in mix
- Traffic Patterns
  - Tighter at NCS
  - More room at LBH
- Security
  - NCS is in town and father removed than LBH
  - LBH has access at both sides and is less secure
  - LBH is closer to highway and less secure
  - Both schools could have chain link fences
  - Neutral: Each school has it's different considerations and will need to be designed accordingly
  - Have Town Police give suggestions for each site and which school is better to manage if we have an intrusion
- Adjacent or near-by amenities
  - NCS has the beach and can walk to town
  - NCS has relationship with Crescent Point
  - LBH has Smith Harris House and pond
  - LBH is near library, community center and middle school
  - Flanders has ELHS, trails and track

**Building**

- Order of expense: LBH is less expensive than Flanders or NCS for renovate as new.
- 1 million differential between LBH and NCS
- New Flanders: Cost to town is 2.1 million more to build as new vs. renovate as new
- New Niantic building: Approximately the same cost as Flanders

**Operation Costs Saving**

- Same staffing, etc if we renovate as new or build new

**Disposition of vacated school site**

- Potential for Town
  - LBH first choice for Town to use
- Rental or lease
  - Need info from Town
- Potential for resale

**Other Long Term Consideration**

- Future Growth
  - Distribution line will change and will need to look at that line more frequently than we have done is past
  - NYC population may move slowly towards Niantic over years
  - Would Salem really consider sending their K-4 students all the way to East Lyme?