

Minutes of the Little Compton School Building Committee

Sub-Committee on Site Development

December 22, 2009

Town Hall

I. Call to Order: The Meeting of the LCSBC Sub-Committee on Site Development was called to order by Tom Alder at 7:00 p.m. at The Town Hall. A quorum was present.

Members Present: BG Shanklin, Lynn Brousseau-Lebreux, Margaret Manning, Dave MacGregor, Mike Steers, Tom Alder

Members Absent: None

II. Approval of Minutes: No previous minutes to approve.

III. Discussion Items: There was discussion of the project timeline, moving forward to the Stage II submittal. It was indicated that Site evaluation and subsequent selection was the next crucial step in the process, and that an eventual vote would be taken by the Full Committee deciding location.

BG Shanklin reiterated that a full Site Survey would have to be done on the entire property. This had not been present in any of the previous construction drawings. There were two drawings

submitted detailing the overall Site Plan for the Septic Repair done in 2006. It was noted that the drawings did not include the Peckham Lot. There were also floor plans submitted from the 1990 renovation. There was time spent reviewing these plans, identifying the previous stages of construction.

There was discussion regarding the various building options that the Facilities Needs Committee considered. Discussion initially focused on Option #1, which looked at any parcel of land within the one square mile area. It was stated that the additional costs of land acquisition, a new septic, and infrastructure would unlikely be reimbursed by the State as part of the project. It was the thought by Dave MacGregor and Tom Alder, former Facilities Committee members, that the incorporating the original 1929 Building into the new design would appeal to residents who had been students to the original school. Margaret Manning indicated that other sites off The Commons may offer expanded educational resources, with greater access to natural open spaces.

Discussion then centered around Option #2 in the Master Plan. This option considered developing the site directly to the West of the existing school. It was determined that the lack of a full Site Survey, that had not previously been completed, would be required to adequately identify site potential and/or limitations. It was thought that an Environmental Impact Study may be required. There was thought that there were specific Deed restrictions on Lot#11 - "The

Peckham Lot". Mike Steers volunteered to research the Deed on Lot#11.

There was general discussion regarding the Campus Option #3. Again, lack of a Site Survey prohibited lengthy debate over this option.

The Traffic on Pikes Peak, and the parking situation at or around The School was noted. There was agreement that the overall situation was unsafe. Margaret Manning questioned what our parking needs were. Mike Steers offered to see if there were any local requirements.

Tom Alder offered to speak to Chief Wordell regarding the RIDOT Traffic Study that had been completed in 2006.

The property East of the existing school, which includes the existing basketball court and Town Maintenance building, and the former Police Station. It was thought that the Historic significance of the structures might prevent alternate use of the property. It was recognized that removal of the newly refurbished basketball courts might be a contested option.

Option #4 was considered, and it was noted that the conceptual drawing showed the front of the school directly on the edge of the street, and that its placement would have to be addressed.

IV. Next Meeting: It was decided that the next meeting would be on 12/30 at 8:30a.m.

V. Adjourn: On a motion to by Tom Alder, and seconded by BG Shanklin, it was voted to adjourn.

Respectfully submitted by Tom Alder