

Community Meeting Parker Elderly Housing Tolland Intermediate School

Peter DeBiasi- Access

David Wagner – Schadler

Q – Where else in Ct have you done this and can we go see these buildings

Ridgefield, Bridgeport –Hartford, Fairfield, Stamford – larger cities do this more often

Q – Have you done any projects in close proximity of other schools?

Most of them are –

Q – Is the use of Parker a proposal or is it a done deal

Yes the project has been approved – this meeting is mostly regarding traffic

63 parking spots

Q – Does traffic merge in a single lane?

Yes they do and they will merge in one lane out to Old Post Road

Q Visitor and Heath care worker will be parking – what are you doing regarding visitors going to senior living-

Q – Does the senior have outdoor space for the seniors?

No they do not have a space for that – limited space due to parking –

Q – what about public using the fields – public will be first or the town use will be first

Q – Is it strictly senior housing?

Yes – everybody will be 62 or older

Q – Is there a screening process on applications?

Yes-background checks will be done on applications

Q

Q – Is the fire alarm going to be separate?

Yes they are coded differently – one building will be able to burn out of the control without effecting the other

Q – You mentioned the parking exceeds the living use

Traffic will be handled in the other group

It is hard to see on paper – you need to see the site – senior center has a fence area and parking area and separated from the traffic flow for the school

Q – Who is going to pay for the other road for the bus lane?

Re working of bus lane is done by the project

Q – Is there an on-site nurse?

No – strictly senior housing

Q what about emergency and the vehicles

We have been talking to emergency personnel on how to handle

The building is designed on one floor – Emergency has access to the entire building

Q – was there asbestos?

We have done the test and when we are finished it will be a bare building – the building will be green so we will get points for the funding – we are rebuilding this totally efficient – electric – high efficacy pumps –

Q – How does the plan effect the access to the field and the rec center during construction?

There will be alternative ways to access the rec center and fields – it will happen in phases – we will fence off – the new road will be worked on from the beginning

The sequence plan has not been approved yet – it is top priority

Q – How long will this project take?

12 months – work will start while kids are not in school –

Q –

What is happening with portable?

The town is exploring options as to what is going to happen that

Q – Given your experience – it seems like an odd fit for the senior and students being next to each – there is a lot of traffic for the school – have you seen this work in other towns

Everything will be separated – there will be fencing – they are close together – on senior housing there is not a lot of traffic from the seniors – we feel confident that traffic will not be a problem

Q – Has anyone been there to witness the traffic during school hours?

There have been some people there looking at the traffic flow – they have discussed traffic

Q – Any thought been given to the seniors to the green – the rec – the senior center

There has been talk about creating path to senior center – no access to library – beyond the scope of the project

Q – How to take in to count the project next to the school – safety concerns – are you going to involve the schools for their input

The project should start in the summer – once the site work is done – we will start in the inside –

Q – If there is construction vehicle coming – we need some input in staging area for the schools concerns

Yes – we will involve the school

Q – Regarding the abatement – is the old school be wrapped in plastic –

Yes – it is mandated –

Q – What are the plans for the units?

Bedroom, living room, closets, storage area – they are quite large – 600 sq-
1100sq ft-

q – Did you consult with Pt or OT regarding cabinet heights and making the adaptable for seniors?

Yes – we have had consults review the inside and make them adaptable for seniors – counter and cabinets, switches, toilets, sinks, have been made adaptable for the seniors

q – Do the seniors have use of the senior van?

There is no senior van

q – When is the project going to begin?

It will start after school is out

q – What are the plans for tenants – are Tolland residents first on the list –

No – we will have an application process and most times town residents have been on the list first

q – how are you addressing mechanicals – most of it will be on the roof – this will make it look more like a home – solar and the mechanical will be on roof and hidden – we have done energy models on fuel, heating and cooling –we will be 25% for code

q – For air – will you see them out the windows?

They will be on roof – heating and cooling – no sounds issues they will be up high – you will not see them

q – How to you get people on the list and are there carports

you can put your name on an interest list – there will be a day to fill out applications – first come first serve – call access or check with Bev – for

62 is age limited

Q – is rec center getting redone

No

Q – with the mechanicals on the roof you can see what is on tis from the library – can you see them

On the senior center you see something but not an eye soar

Q – Is the project going to effect the rec center operation?

No – we are looking at the schools and rec center – no interruption will take place

Q – How much land do you have to do the project – can you ever add on

No the lease line is the building and parking

Q – Do you have washer and dryer?

Yes – there will be laundry room

Q – Is there any duct work or piping or air that will get to the rec center

No project will not effect the rec center

Q – the abatement will start when

Not sure – hope it will start in the summer – the building will get sealed

Road work and abatement will start first

Q – Any construction staff have background check – they will be feet from a school

Is the plan on the road first?

Background checks will be looked into – we did not think of that

Sequences of construction will be done to have minimal impact on the students

We will have regular meetings regarding the process with school officials and safety personnel

Q – Construction sites are messing – building supplies, nails – how will they effect the students at the school

In the contract – they will have people checking to make sure it does not effect 0 the site will be completely isolated from school – 90% of the work will be done inside-they will not be able to get near the site – construction fence will be up

Q – The fields behind the – how are we going to get access to the fields in the spring – where is the parking going to be

Parking will be available by the recreation – the project should not be effected

Q-access is a private company? Where does the grant come from?

Yes

How do you restrict this to elderly housing?

This is an elderly only – this is not assisted living

q – Grant – for building, road

Grant includes renovation of building, parking, and access road

If you take away parking for visitor – do you pay

The town is taking care of

q – 63 spaces – but not all are required

How many do you really need?

Not sure – what the town requires

Project has been approved already

q-what is the lease line who determines

The lease line was approved before the project was approved

Site control – the town made the agreement for the lease line

Design process – town manager – public safety – planning and zoning

Board of Ed was not involved – the superintendent and the school principal

q – bottom line – cost

cost is determined –live to 62 or over – income only a certain level – based on your income and 30%

q – is access involved in construction only or housing management

we are involve in project – we will hire someone onsite part of the day doing administration services – rent, building issues, concerns

q-do we have any power to change parking in front of the project as a town

No – this has been approved already

There are no changes to be made – cost will be effected

q-how is cost effected when just location of parking will be changed

The town would have to be paid

q – How long has this project been going on?

2010 and then forward