

## ***Frequently Asked Questions*** (from Neighborhood Meetings)

### **1. Have current property owners of parcels in question been approached?**

*Yes, all have been approached by the Selectman's office. There are 3 different property owners involved in this area.*

### **2. Have proposals been made?**

*No, although appraisals have been ordered and are expected soon.*

### **3. What happens if all parcels are not available?**

*There are several options that could be considered and that depends on which parcels are deemed not available. The total acreage of all parcels is 327 acres; the town only would be reimbursed for 21 acres for the school.*

### **4. Was High School site considered?**

*Yes. A report was conducted in 2003 By Milone and MacBroom and is available for your review in greater detail at the Board of Education office. It shows that the site is hampered by wetlands and ledge.*

### **5. Is ledge present and how much blasting will be required?**

*Yes, but only in small pockets, so far. We have only conducted perk tests at this point and final mapping of those perk testing sites have not been presented to the Building Committee.*

### **6. When will test results be available?**

*The draft report, prepared by Milone & MacBroom was made available to the Building Committee April 28, 2004.*

### **7. Who will receive the results?**

*The Building Committee, Selectman's office and residents if they request it, after the Final Report has been submitted. So far only the preliminary results are in and will be shared at the Public Hearing on May 5<sup>th</sup>.*

### **8. How do the citizens access the results?**

*As stated above, requesting the Final Report as soon as it has been received from Milone & MacBroom, through the Selectman's office.*

**9. Who oversees the results (other than Town Officials)?**

*DEP was on site during the perk testing (mandated because the affluent is over 5,000 gallons) and Milone & MacBroom.*

**10. What will the impact of water levels and individual wells be?**

*That is a difficult question to answer, however the school wells will be deeper than that of your typical home.*

**11. Site presented as only option. Are others available?**

*No, the Building Committee believes this is the best site for the 4-8 school. Our criteria developed after initial review of 95 sites clearly demonstrates that this area is the best suitable. However, because this "site" is comprised of 5 parcels and is over 300 acres we have a couple different options of access and situating the school itself.*

**12. Why a 2-½ mile distance from Middle School and not 4 miles?**

*The Educational Specifications of this school call for specific things. One of these is for different start times of the 4/5 grades and 6-8 grades. Bussing is crucial to the placement of this school in comparison to the other schools. The 4/5 graders will be on the same start time as the Elementary School and the 6-8 will be similar with the High School give or take 5- 10 minutes of transportation time between those schools and the 4-8 school.*

**13. If land were to be used for subdivision, how many houses could be placed there?**

*Depending on whether you use cul-de-sacs or a straight through connecting road between Sillmanville Rd. and Clark Gates anywhere from 40 to 50 new homes.*

**14. Is a school likely to attract more houses?**

*Based on Moodus and East Haddam history, the answer is probably yes.*

**15. What is the impact of a school on individual's property as a result of road widening?**

*The town has a right to make any road improvements for any reason from the "yellow line" 25 feet over in either direction.*

**16. What is the difference between Municipal and Open Space?**

*Complicated answer. The brief answer is that open space cannot support structural buildings and must remain natural. Municipal space could be developed to support the Town Plan for many uses. Like the Trysek property where the Senior Center and skateboard park will be located.*

**17. How do we ensure that the errors of Nichols Field are not repeated?  
(Dump, cell tower)**

*We have more strict guidelines in place now. Also if the state matches Open Space funds we are forbidden to do anything with the property that would endanger its natural state.*

**18. Can land designated as “open space” be used for athletic fields?**

*The Open Space ordinance specifies “recreation use” but does not define or limit that to athletic fields.*

**19. What is the Town’s Long Range Plan for maintaining the rural feel of East Haddam?**

*That is a long and hard question for the Building Committee to define, nor should we. That is something you should call on the Planning & Zoning Commission or Land Use Administrator, 873.5031.*

**20. What will the cost of renovating the Middle School be?**

*A study done in May of 2000 by Kaestle Boos Architects put that cost between 8-12 million dollars. Some of that cost would not be reimbursable and most of that cost does not address educational inadequacies only safety related upgrades. This report is also available for you at the Board of Education office.*

**21. When will we know the cost and tax impact of the new school?**

*We will know that before we go to referendum sometime in June. We have to have those figures before we go to referendum.*

**22. How does this school fit into the “big picture”?**

*Well, if this school passes the referendum we would be able to stay a 3-school system. The existing middle school would go offline at the opening of the 4-8 and be returned to the town for possible municipal use. At some point in the future, the core facilities will need to be addressed at the Elementary School as well as an addition to the High School would be necessary. The High School was planned for that however. The timeline for these improvements are based on population enrollments for the entire school district. For detailed information please contact the Superintendent of Schools, 873.5090.*

**23. What will the cost be to widen roads?**

*Until the Building Committee determines where the access will take place that cost cannot be determined. However, we will have that cost before we go to referendum.*

**24. What will the cost be to move power and phone lines?**

*Again, until it is determined where the access is it is hard to guess which would have to be moved and where.*

**25. How are reimbursement rates are calculated?**

*The reimbursement rates are calculated by the Office of Policy and Management based on several factors comparing all 169 towns of Connecticut. Some of those factors include wealth, per capita income, etc. The reimbursement rate for this project is 48.93% if the Building Committee designs the school no larger than 96,000 sq.ft. Then we as a community can expect 100% of that 48.93% reimbursement from the state. If the community wishes for a larger school (bigger than 96,000 sq.ft.) then our reimbursement rate would be lower. This happened in all of the previous 4 building projects.*

***\* The Building Committee is committed to listening to your concerns. Although it may be frustrating that we don't have all the answers yet to your questions, we feel it is more important to involve you in the discussion and planning stages early. If you have other questions please call and we will try and get them answered for you!***