

# STRATEGIC CAPITAL IMPROVEMENTS COMMITTEE

## SPECIAL MEETING

Thursday March 13, 2025

5:00 PM

Brownstone Intermediate School  
314 Main Street, Portland Connecticut 06480

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(In-person only)

### Minutes

*Present: Carl Johnson, Bob Shea, Brett Hertzog Betkoski, Chris Dickman, Darcy Parmelee, Jennifer Martinez, Ben Srb, John Dillon, Laurel Steinhauer.*

*Others Present: First Selectman Michael Pelton, Superintendent of Schools Dr. Charles Britton, Mike Sorano (Friar Architects), Bryce Sens (Friar Architects), BIS Principal Mike Searson, BIS Custodian Nate Turner.*

#### **1. Call Meeting to Order**

Chairman Carl Johnson called the Special Meeting to Order at 5:00 PM.

#### **2. Site Walk: Brownstone Intermediate School**

The committee conducted a site walk of Brownstone Intermediate School, with Mike Sorano, Bryce Sens, Bob Shea, and Carl Johnson providing information and context regarding facility challenges and necessary improvements. The committee walked the exterior of the building and on the interior viewed classrooms in the original part of the building as well as classrooms in the addition, basement, boiler room, cafeteria, gymnasium, and auditorium. Highlights included: drainage issues and flooding in the rear of BIS, safety concerns regarding slate roof tiles, ADA compliance issues (exterior location of accessible parking spots in relation to main entrance, slope of parking lot, ramps size and grade, interior door clearance), safety challenges (interior doors that don't secure, location of the main office, fire and sprinkler system), sound transmission regulations, disposal of contaminated materials (lead paint, vermiculite, asbestos), building systems (HVAC, electrical), and the immediate need for boiler replacement.

#### **3. Adjourn Meeting**

Meeting was adjourned by consensus at 6:30pm.