

Project Narrative  
Consolidated School Site  
302 Ball Pond Road

*Overall Project Description*

The project will include the demolition of the existing 79,500 SF Consolidated Elementary School, site restoration and creation of a new bus lot.

*Site Description*

The proposed project includes the demolition of the existing, approximately 79,000 square foot Consolidated School and the relocation of the school bus parking lot from the Meeting House Hill School site to this location.

The bus parking lot will be located at the northern portion of the site. Space for 26 regular-size school buses and 9 smaller buses and/or vans will be provided within a new, fenced lot. A 20-foot by 20-foot timber construction building to manage bus operations is proposed within this area as well. The existing parking lot off Ball Pond Road is proposed to remain to provide parking during school hours to bus drivers and at off-hours parking will be open to the public utilizing the fields on site. Additionally, the parking lot off Gillotti Road is also proposed to remain. A new connection driveway between the bus parking lot and the existing southern parking lot is proposed to support one-way bus circulation through the site. Buses will enter the parking lot from Ball Pond Road and exit to Gillotti Road. The driveway at Gillotti Road has been adjusted to assist with the bus movement through the lot.

There is an about 15-foot grade change from the west side of the existing building to the east side. The bus parking lot will be at about the same elevation as the existing grass playground located in that area. After demolition of the building, the base plan proposes to rough grade the area and provide lawn. Slopes should not exceed 3:1 in this case.

Existing storm drainage within the paved areas will be maintained to the extent possible and new stormwater structures and pipes will be required at the bus parking lot. New drainage will connect to the existing system, maintaining current discharge locations. All new utilities will feed the bus management building, as shown on the drawings. The existing wells that service both this site, MHHS and the church and adjacent residential property will be maintained and protected as part of this project.