

Town of Winchester

Pearson School Roof Replacement

Special Town Meeting

Tuesday, March 17, 2026 at 7pm



Agenda

Special Town Meeting

1. Meeting Procedures
2. Waiving of Resolution Reading
3. Project Information
4. Project Timeline
5. Adjourn to Referendum
6. Meeting Adjournment



Meeting Procedure

1. Mayor (or moderator) opens Special Town Meeting.
2. Unless waived by vote of the Town Meeting, Clerk reads notice of meeting as published and posted.
3. The Mayor (or moderator) indicates that since the Charter requires a referendum vote on the resolution to be presented, it will be necessary to order a referendum and adjourn the Special Town Meeting after introduction and discussion of the resolution to be presented.
4. The Mayor (or moderator) entertains a motion to present and to waive the reading of the resolution to be presented under item 1 of the Notice, which resolution is moved, seconded and adopted by Town Meeting:

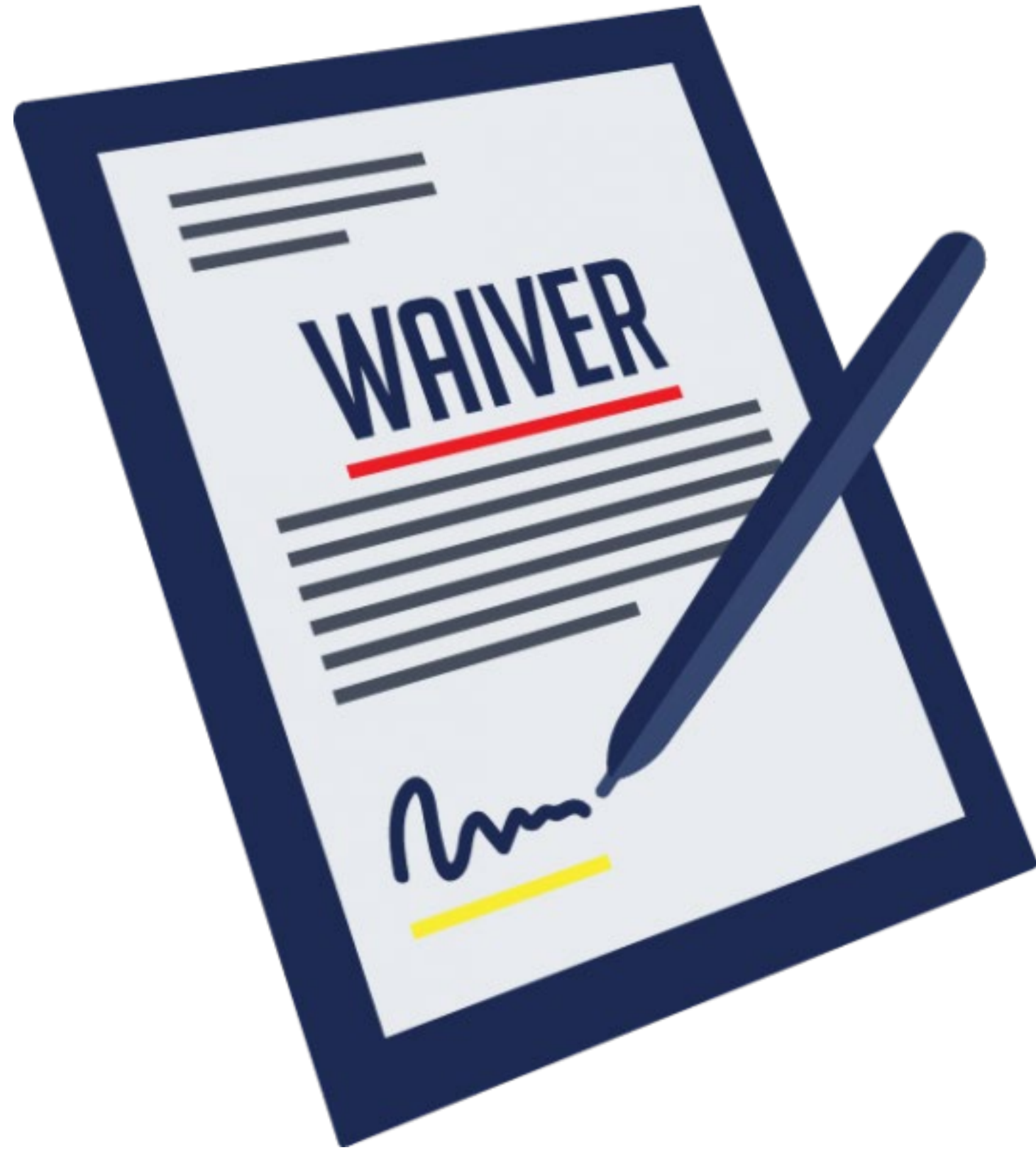
“I move that the reading of the resolution to be presented to this Special Town Meeting under item 1 of the Notice be waived and that the full text of the resolution be incorporated into the minutes of this meeting.”



Meeting Procedure Cont.

5. The Mayor (or moderator) indicates that Special Town Meeting will consider resolution to be presented under item 1 of the Notice, and entertains motion and second on the Bond Resolution to be presented under item 1. No vote is taken on the motion.
6. Following motion and second, the Mayor (or moderator) may recognize members of the Board of Selectmen or other Town representatives to present any reports on the resolution.
7. Mayor (or moderator) opens meeting for general discussion of the Bond Resolution.





Motion to Waive Resolution Reading

"I move that the reading of the resolution to be presented to this Special Town Meeting under item 1 of the Notice be waived and that the full text of the resolution be incorporated into the minutes of this meeting."

Per bond counsel, "the full resolution authorizing the appropriation, the issuance of bonds and notes, etc. is read (or if the full resolution text is made available to attendees, reading may be waived)"

Copies of the printed resolution are available.

Roof Replacement Project Information



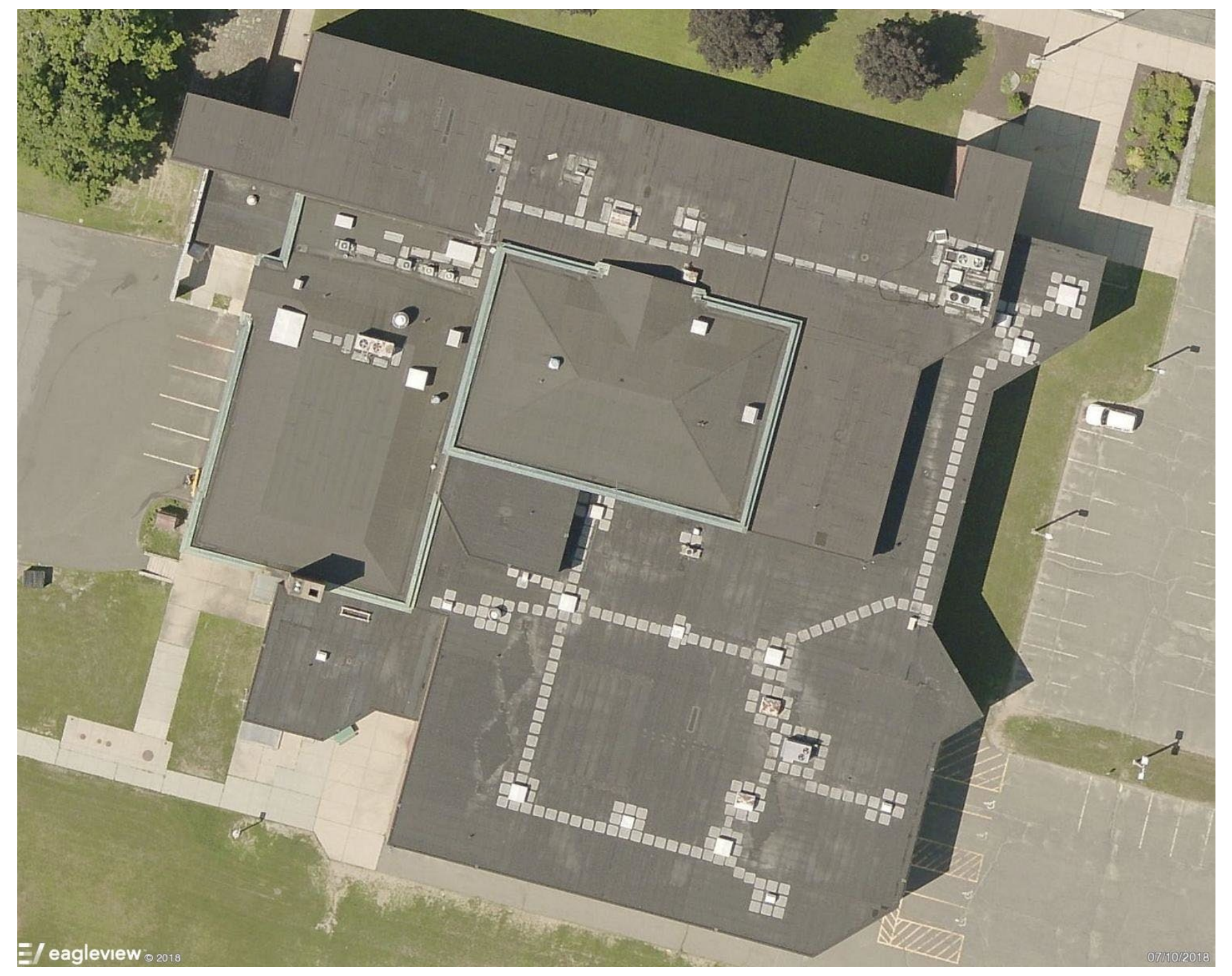
Existing Problems

The Garland Company conducted a visual inspection and infrared (IR) moisture study of the existing 26 -year-old, 49,130 sqft roof.

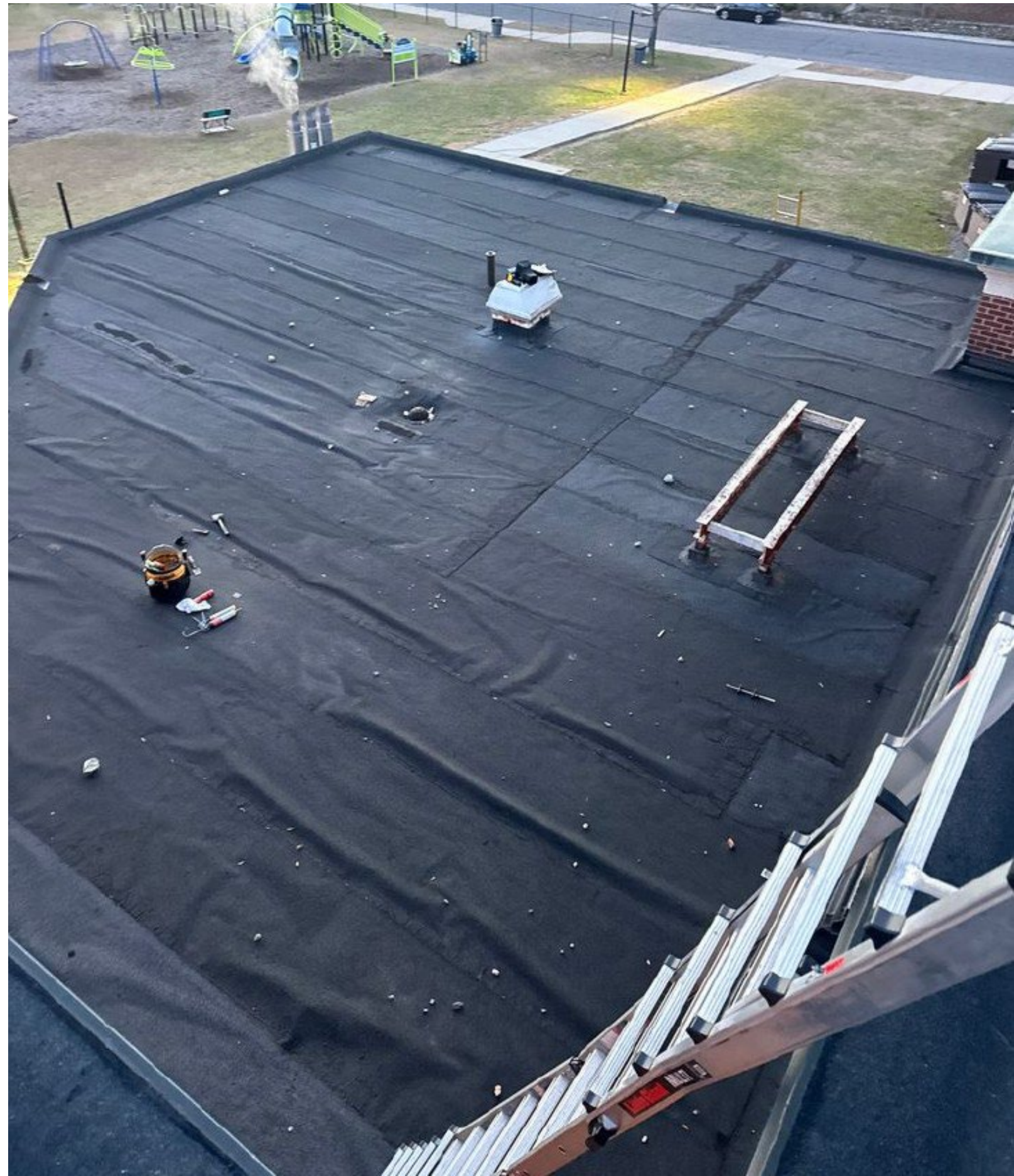
36 areas of subsurface moisture, totaling 10,193 sqft (21% of the roof) was saturated. This can further spread and lead to structural damage, mold, energy loss, and total roof collapse.

Other issues include cracking, granule loss, blistering, patch fatigue, draining failures, and low flashing heights.

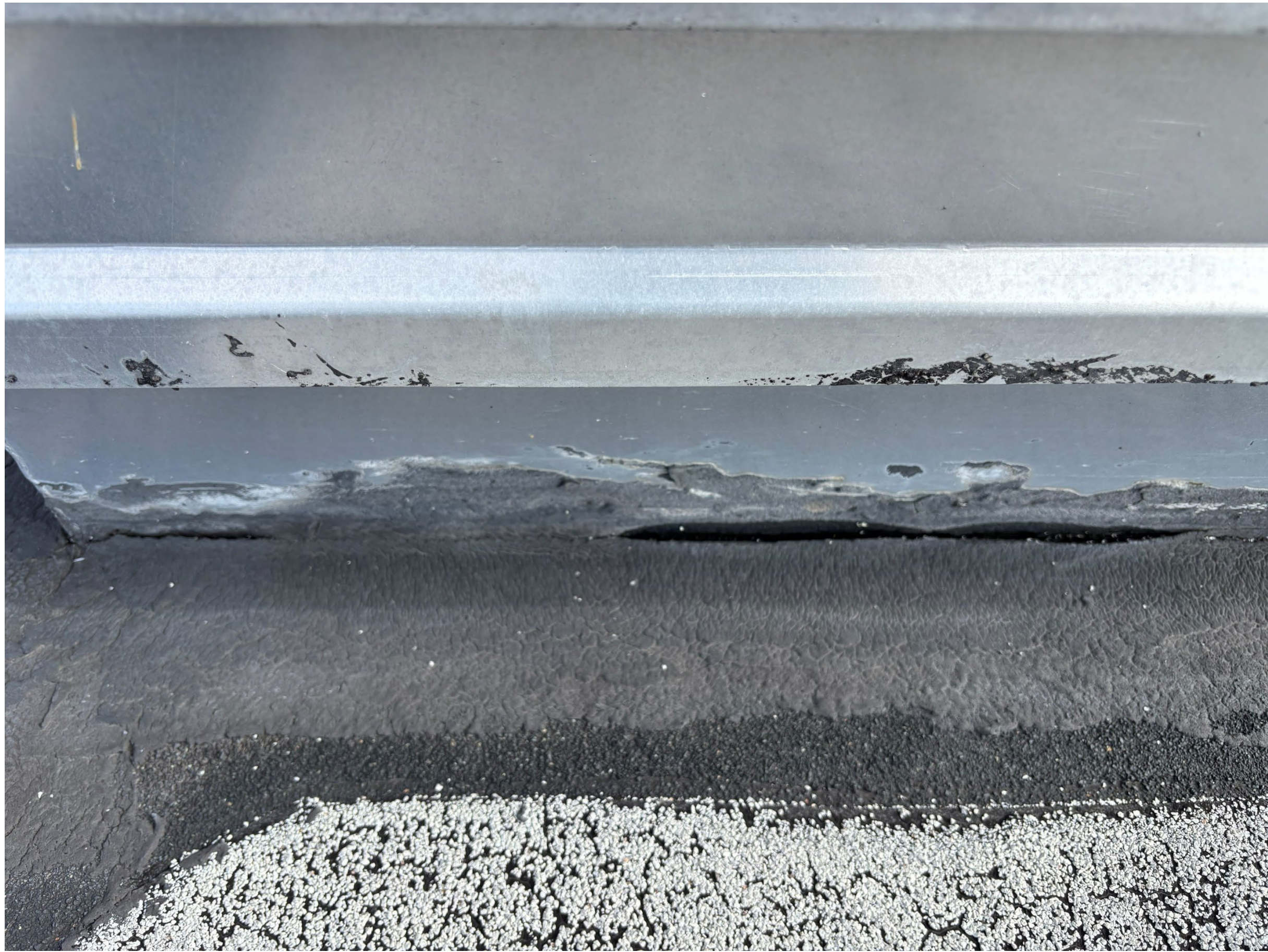


















Key Findings From Photographic Evidence

Widespread Membrane Aging

Surface wear and weathering consistent with an advanced service life.

Open Seams and Flashing Deterioration

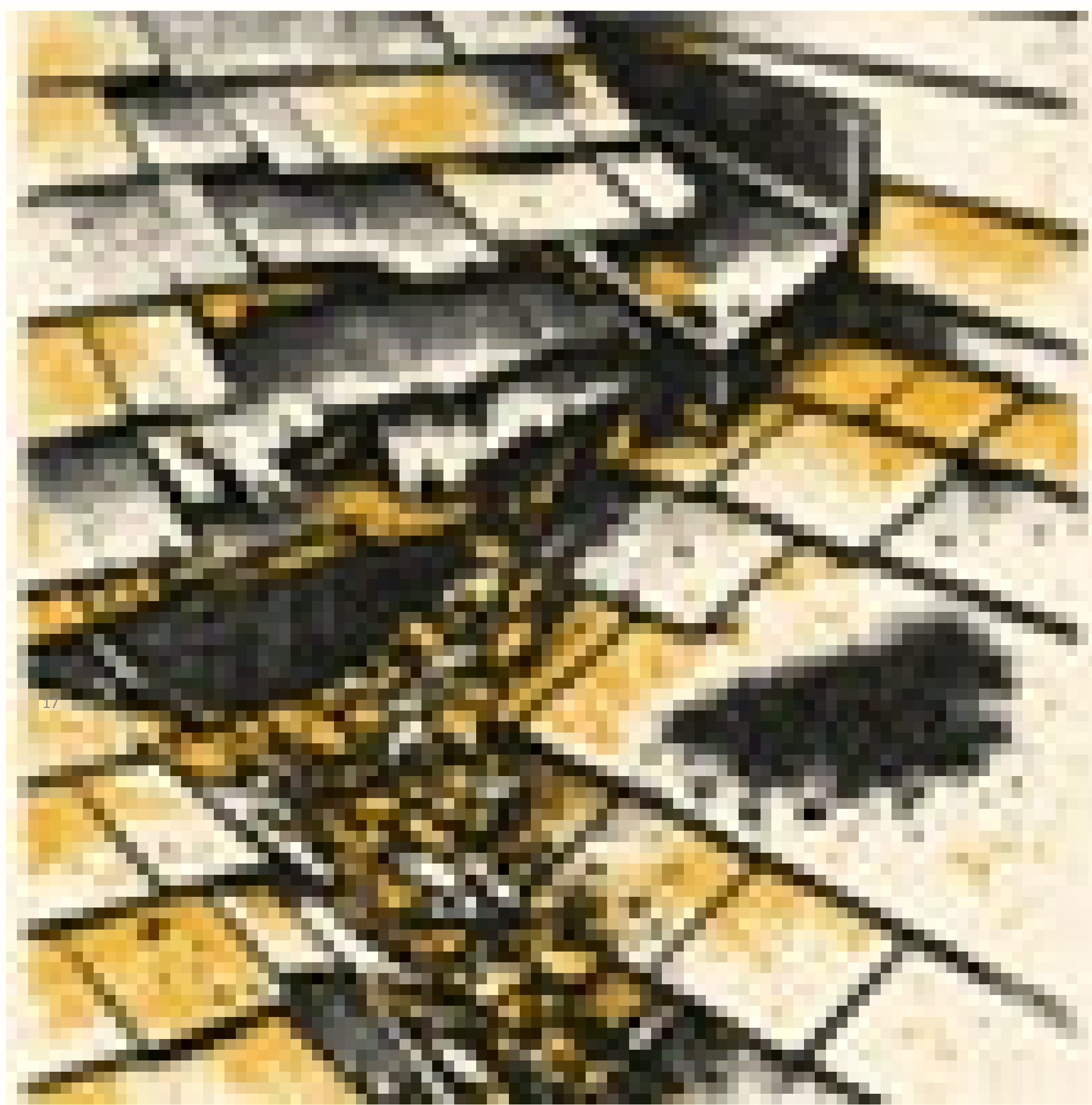
Deteriorated flashing at penetrations and transitions

Drainage Deficiencies

Ponding water. Restricted water flow increasing long-term membrane stress.

Moisture intrusion

Active and recurring leaks. IR Scan shows wet areas





Scope of Work

Due to extensive moisture saturation, membrane failure, and presence of asbestos, a full “rip & replace” is recommended.

The existing roof will be replaced with a SBS Modified Bitumen system, vapor barriers, fire-rated coverboard, and new insulation system.

Other work includes structural standing seam metal roofing in steeper areas, replacing any compromised gypsum plank decking, and new code-compliant drainage systems.



Project Cost and Fiscal Impact

Garland estimates that a full “rip & replace” of the 49,130 sqft roof will cost a total of \$2,898,670.

The State of Connecticut will reimburse 70% or \$2,029,069 of the total cost, leaving the Town responsible to bond and repay \$869,601 over, presumably, 20 years.

Pending bond issuance terms, this will create an estimated \$70,000 debt obligation in FY 2028.

Project Timeline



March 17, 2026

Special Town Meeting to
Send the Issuance of
Bonds to Referendum



March 24, 2026

Referendum to be held
from 8am to 8pm at Town
Hall



Summer 2027

Expected completion of
roof replacement work
with fiscal impact to
begin in FY 2028

Referendum Question

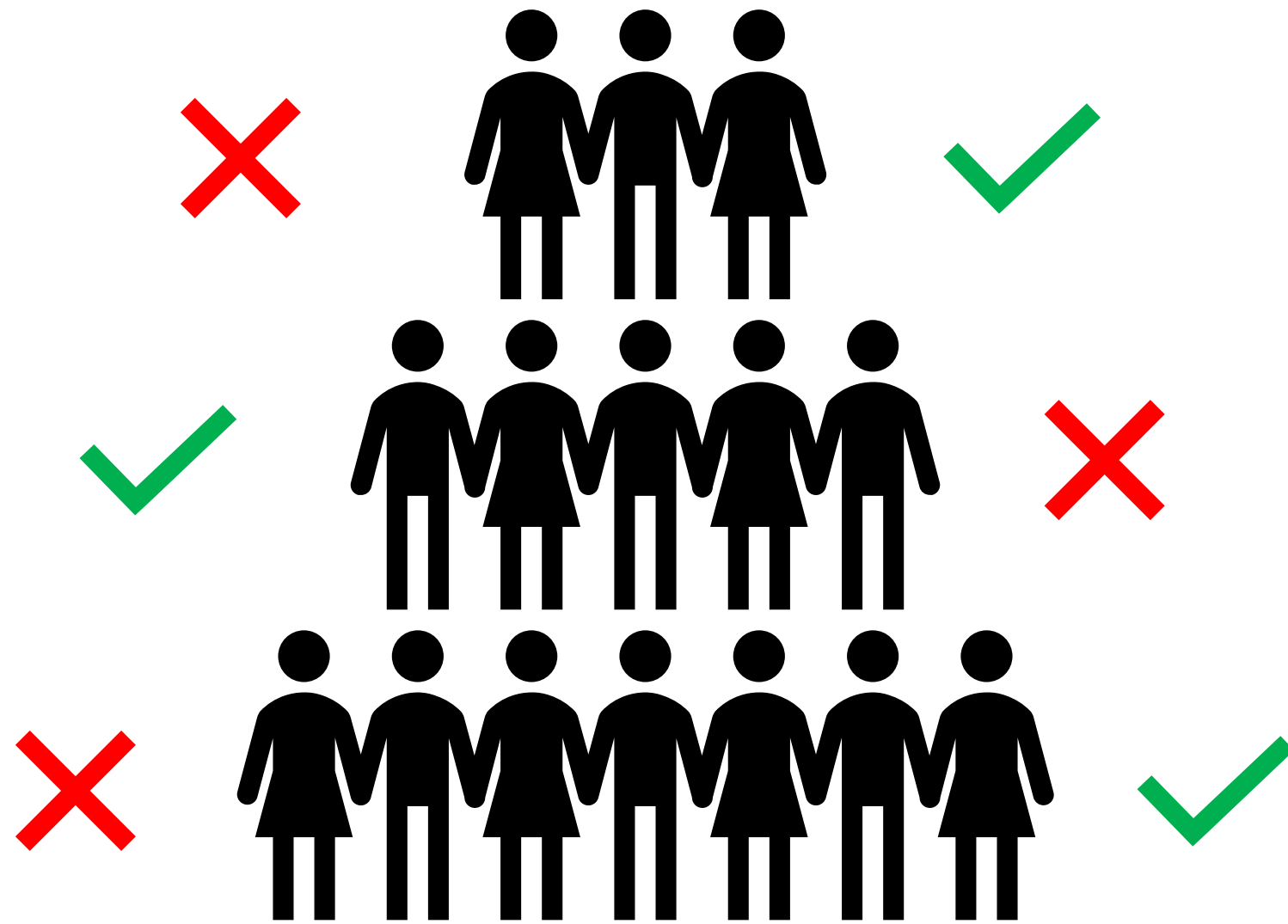
“SHALL THE TOWN OF WINCHESTER APPROPRIATE \$2,898,670 FOR COSTS RELATED TO THE REPLACEMENT OF THE ROOF AND PORTIONS OF THE BUILDING ENVELOPE AT THE ISABELLE M. PEARSON MIDDLE SCHOOL; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED FROM GRANTS?”

Voters approving the resolution will vote “Yes” and those opposing said resolution will vote “No.” Absentee ballots will be available from the Town Clerk’s office.

Motion to Adjourn to Referendum

“RESOLVED, that this town meeting adjourn and the resolution presented under item 1 of the Notice of this meeting, as recommended by the Board of Selectmen, be submitted to vote at referendum to be held on Tuesday, March 24, 2026 between the hours of 8:00 A.M. and 8:00 P.M. in accordance with the Notice of this meeting.”

The referendum will be held at Winchester Town Hall, located at 338 Main Street, Winsted, CT 06098





Adjournment and Announcement

“This meeting is adjourned to referendum vote on Tuesday, March 24, 2026 between the hours of 8:00 A.M. and 8:00 P.M. to consider the resolution presented under item 1 of the Notice.”



Thank you for coming!