

CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING					MEETING MINUTES		
Newton Education Center, Room 304							
March 12, 2015							
7:30PM							
ATTENDEES:							
NAME	ASSOC.	VOTING	PRESENT	NAME	ASSOC.	VOTING	PRESENT
Margaret Albright	SC	✓	Y	Peter Barrer	DRC	✓	N
Susan Albright	BOA	✓	Y	Arthur Cohen	DRC	⊘	Y
Mary Lou DiBella	CSBC	✓	Y	William Eldredge	DRC	✓	N
Diana Fisher Gomberg	CSBC	✓	Y	Robert A. Franchi	DRC	✓	N
David Fleishman	CSBC	⊘	N	Tom Gloria	DRC	✓	N
Ruthanne Fuller	BOA	✓	Y	James Freas	DRC	⊘	N
Sandra Guryan	NPS	✓	Y	Jonathan Kantar	DRC	⊘	Y
Matt Hills	CSBC	⊘	N	Andrea Kelley	DRC	✓	N
Maureen Lemieux	CSBC	⊘	N	Ellen S. Light	DRC	✓	Y
Joshua Morse	NPB	✓	Y	Marc Resnic	DRC	⊘	Y
Emily Norton	BOA	✓	Y	Scott Ross	DRC	✓	N
Cynthia Paris Jeffries	CSBC	✓	N	Steven Siegel	DRC	⊘	N
Angela Pitter-Wright	CSBC	✓	Y	Eve Tapper	DRC	✓	Y
Nicholas Read	CSBC	⊘	N	Carol Chaftez	NPS	⊘	Y
John Rice	BOA	⊘	N	Dennis Murphy	ACS	⊘	N
Andrea Steenstrup	CSBC	✓	N	Jeffery Luxenberg	JLA	⊘	N
Alex Valcarce	NPB	⊘	N	Tom Murphy	JLA	⊘	Y
Setti Warren	Mayor	⊘	N	Kiersten Mailler	JLA	⊘	Y
Karen Wasserman	CSBC	✓	N	Ken DiNisco	DDP	⊘	N
Dori Zalenik	CSBC	✓	N	Donna DiNisco	DDP	⊘	Y
Michael Cronin	NPS	⊘	Y	Leno Filippi	DDP	⊘	Y
Ouida Young	ACS	⊘	N	Craig DiCarlo	DDP	⊘	Y
				Bob Derubeis	NPR	⊘	N
				Julie Kirrane	NPS	⊘	Y

The meeting was called to order at 6:10PM.

1. Approval of Meeting Minutes

- a. **MOTION:** D Fisher Gomberg motioned to approve minutes from 2/24. The motion was seconded by J. Morse. During discussion it was noted that 4.d should reference construction square footages. Voting results: **UNANIMOUS** (10-0-0)

2. Review of Public Forum

- a. JLA provided a brief report of the public forum held on 3/11, noting that the public asked several questions, generally pertaining to the project program, the design process, the overall site design, parking/traffic and the importance of maintaining the existing Cabot community.
- b. A BOA member mentioned that there was an eloquent statement from a local architect to maintain the 1929 section of the school and that it should be taken into consideration.
- c. Committee members discussed that some of the recent concept iterations were seen by some of the public via the project web site so perhaps they should have been included in the Public Forum presentation even though the original intent of this forum was to review the overall project process and schedule. Members discussed that it was important that the concepts be shared at the next Public Forum in order to gain more specific feedback from the public.
- d. S. Albright and M. Albright noted that they had spoken with some abutters at the Public Forum and the abutters had not been contacted by the City prior the meeting, as discussed by the SBC at previous meetings. Committee members believed that henceforth if procedures alternative to those discussed by the SBC are taken, this should be communicated to the SBC.

3. Discussion of Concept Development

- a. DiNisco presented several concepts of different design options for Addition + Renovation, New Construction, and New Construction with Partial Renovation in order for the committee to provide feedback.
- b. Approaches to parking were reviewed and discussed in detail. Options presented included parking along Parkview Ave and parking on the Cabot Park site. It was noted that during the recent Parks and Recreation Commission meeting in which some preliminary concepts for a shared parking conditions were presented, some Commission members noted the need for parking. The Committee discussed the need to continue to search for a balance between the need for parking and the need to maintain green space.
- c. Vehicular site circulation approaches were presented, showing two general approaches. One showing vehicle circulation through Parkview Ave. and a second, in which Parkview was closed to traffic in front of the school allowing direct connection to the park. After discussion the general consensus of the Committee was that the approach closing Parkview was safer and was the preferred approach at this time.

- d. Several building concepts showing overall space adjacencies were presented and discussed. DDP presented multiple approaches for consideration with aspects including a cafeteria that was slightly below grade, optimum solar orientation of the classrooms and a courtyard as a design element.
 - e. After discussion of the approaches Committee members felt that schemes A2, B2 and C1 were the preferred approaches at this time. It was requested that the next presentation feature the current parking conditions to show the need for an improved parking situation.
 - f. Committee members asked that the design be sympathetic to abutters in addition to solving the circulation issues. The City traffic department should be consulted soon regarding potential solutions.
 - g. It was suggested that the next CSBC+DRC meeting be held at the Cabot school in order to attract more abutters and community members, and the committee agreed.
 - h. The overall project budget was discussed relative to new construction as compared to an addition/renovation and potential off-site improvements conducted as a part of this project scope. Preliminary cost estimates show the addition/renovation approach to be more costly than the new construction approach and therefore may incur more budget pressure. Committee members and the project team discussed that further analysis of the costs would continue as design approaches were refined but that the project must remain on budget.
4. Other Business
- a. No other business at this time.
5. Public Comments
- a. Mr. John Martin commented that he supported a scheme that would retain and renovate the existing building.
6. Meeting Adjournment
8:20PM

Respectfully submitted,

Kiersten Mailler
Joslin, Lesser + Associates, Inc.

[End of 3/12/15 Meeting Minutes]