

CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING					MEETING MINUTES		
Newton Education Center, Room 210				Approved 1/15/15			
December 18, 2014							
6:00PM							
<b>ATTENDEES:</b>							
NAME	ASSOC.	VOTING	PRESENT	NAME	ASSOC.	VOTING	PRESENT
Margaret Albright	SC	✓	Y	Peter Barrer	DRC	✓	N
Susan Albright	BOA	✓	Y	William Eldredge	DRC	✓	N
Arthur Cohen	DRC	✓	Y	Robert A. Franchi	DRC	✓	Y
Mary Lou DiBella	CSBC	✓	Y	Tom Gloria	DRC	✓	Y
Diana Fisher Gomberg	CSBC	✓	Y	James Freas	DRC	⊘	N
David Fleishman	CSBC	✓	N	Jonathan Kantar	DRC	⊘	N
Ruthanne Fuller	BOA	✓	Y	Andrea Kelley	DRC	✓	N
Sandra Guryan	NPS	✓	Y	Ellen S. Light	DRC	✓	Y
Matt Hills	CSBC	✓	N	Marc Resnic	DRC	⊘	Y
Maureen Lemieux	CSBC	⊘	N	Scott Ross	DRC	✓	Y
Joshua Morse	NPB	✓	N	Steven Siegel	DRC	⊘	Y
Emily Norton	BOA	✓	Y	Eve Tapper	DRC	✓	Y
Cynthia Paris Jeffries	CSBC	✓	Y	Carol Chaftez	NPS	⊘	Y
Angela Pitter-Wright	CSBC	✓	Y	Dennis Murphy	ACS	⊘	N
Nicholas Read	CSBC	⊘	N	Jeffery Luxenberg	JLA	⊘	Y
John Rice	BOA	⊘	N	Tom Murphy	JLA	⊘	Y
Andrea Steenstrup	CSBC	✓	Y	Kiersten Mailler	JLA	⊘	Y
Alex Valcarce	NPB	✓	Y	Ken DiNisco	DDP	⊘	N
Setti Warren	Mayor	⊘	N	Donna DiNisco	DDP	⊘	Y
Karen Wasserman	CSBC	✓	Y	Leno Filippi	DDP	⊘	Y
Dori Zalenik	CSBC	✓	Y	Bob Derubeis	NPR	⊘	Y
Michael Cronin	NPS	⊘	Y	Julie Kirrane	NPS	⊘	Y
Ouida Young	ACS	⊘	Y				

Newton Public Schools called the meeting to order at 6:05PM.

1. Introductions
  - a. Newton Public Schools (NPS) began the meeting with introductions
2. Approval of Meeting Minutes
  - a. **MOTION:** A. Steenstrup motioned to approve minutes from 10/16. The motion was seconded by D. Fisher Gomberg.

- b. It was requested that JLA add a column to the minutes indicating member voting status
- c. Voting results: **9 votes for approval of minutes, 1 opposed due to attendance marking from previous meeting.**

3. Educational Program

- a. DDP outlined the Cabot proposed education program as compared to MSBA standards. The submission to the MSBA will include a programming and space needs matrix as well as a narrative component.
- b. The Committee discussed the proposed space needs for Cabot and also discussed those as compared to Angier and Zervas. NPS members explained some of the lessons learned through those design processes and the need for more SPED space. Based on those needs the current proposed Cabot program shows 24 standard classrooms, 4 per grade and 2 SPED classrooms.

4. Alternative Site Selection Criteria Matrix

- a. JLA explained that one of the options that must be investigated is to locate the school on an alternate site. To aid in this analysis JLA presented an Alternate Site Criteria Matrix showing 7 other sites which were discussed with the Working group. In addition to the matrix, a map showing the location of each potential site was presented.
- b. Several proposed sites are local parklands within the Cabot district. O. Young explained that parks are protected by Art. 97 of the Massachusetts Constitution and often have deed restrictions. Both Cabot Park and Edmonds Park are protected by Art. 97 and to remove them from park use would require permission from the state legislature through a home rule petition. In addition, both Cabot Park and Edmonds Park have deed restrictions covering either a portion of the park (Cabot) or the entire park (Edmonds). Deed restrictions are very difficult to modify or remove and would require that the City prove to both the Massachusetts Attorney General and a probate court that it was no longer possible to use the land for park purposes. However, improvements to park land which serve park purposes could be shared with the Cabot School as was done at the Angier Elementary School and the adjacent Waban Playground.
- c. The Committee discussed the advantages and disadvantages of each alternate site and the general consensus was that none met the programmatic requirements and none were advantageous as compared to the existing Cabot site, but it was suggested that the Committee review the initial planning concepts developed by the designers prior to making a determination.

5. Parking and Access

- a. DDP outlined the parking and planning concepts on the existing Cabot site. Some of the proposed schemes located parking on the Cabot Park site. This would involve relocating various park amenities within the Cabot Park area and may include the development of a new soccer field on the park. This work would be included in the scope of the Cabot project. B. Derubeis of Parks and Rec stated that formal parking that could be used by park users may be perceived as beneficial by the Parks Commission as may a formal soccer field. He indicated that the parking needs space for Little League may be 30-40 cars, a soccer field may need 60-70 spaces

- b. Initial traffic circulation options were also presented and discussed. Some options utilized the existing roads, other options showed new roads or access points. A committee member asked that the designers evaluate possible ways to improve the existing traffic circulation through the neighborhood.
  - c. Committee members inquired about the potential of including adjacent residential properties in the site and possible improvements to the building or circulation. It was noted that including adjacent properties was not something that the designers were investigating and not something that the City was exploring at this point.
6. Initial Planning Concepts
- a. The designers presented some initial planning concepts, both for an add/reno which kept the original Cabot building and for new construction, which demolished the existing Cabot building. The initial assessment seemed that both options are feasible and would be explored further. The designers will continue to develop the concepts and the Options and Criteria Evaluation Matrix will be developed as well.
7. Public Communication
- a. The committee asked what the process for neighborhood engagement and public communication would be. Members suggested the plans be developed based on past experiences and lessons learned on other school projects. JLA noted that they would be developing plans and coordinating through the Working Group and Executive Office and wrote a report back to the CSBC.
8. Voting for Alternate Site Evaluation Matrix
- a. After a review of the alternate sites and a review of the initial planning concepts for the building there was more discussion of the feasibility of the alternate sites.  
**MOTION:** S. Albright motioned to eliminate all alternate sites presented in favor of the existing Cabot site. The consultant team is to input ratings to the criteria and sites as shown on the matrix based on the comments of the Committee and to present the completed matrix to the Committee for a final vote. Seconded by D. Fisher Gomberg.  
**Vote was Unanimous.**
9. Upcoming Meetings
- 1/8/15 Working Group Meeting 9:00AM Ed Center, Room 210
  - 1/15/15 CSBC+DRC Meeting 6:00PM Ed Center, Room 210
10. No Public Comments, Meeting Adjournment  
7:50PM

Respectfully submitted,

Kiersten Mailler  
Joslin, Lesser + Associates, Inc.

[End of 12/18/14 Meeting Minutes]