

**CABOT SCHOOL BUILDING COMMITTEE (CSBC) +  
DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING**

**MEETING MINUTES**

Newton Education Center, Room 210

15, 2015

6:00PM



**ATTENDEES:**

NAME	ASSOC.	VOTING	PRESENT	NAME	ASSOC.	VOTING	PRESENT
Margaret Albright	SC	✓	Y	Peter Barrer	DRC	✓	Y
Susan Albright	BOA	✓	Y	Arthur Cohen	DRC	⊘	N
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	✓	N
Joshua Morse	NPB	✓	Y	Marc Resnic	DRC	⊘	Y
Emily Norton	BOA	✓	Y	Scott Ross	DRC	✓	Y
Cynthia Paris Jeffries	CSBC	✓	N	Steven Siegel	DRC	⊘	N
Angela Pitter-Wright	CSBC	✓	Y	Eve Tapper	DRC	✓	N
Nicholas Read	CSBC	⊘	N	Carol Chaftez	NPS	⊘	Y
John Rice	BOA	⊘	N	Dennis Murphy	ACS	⊘	Y
Andrea Steenstrup	CSBC	✓	Y	Jeffery Luxenberg	JLA	⊘	Y
Alex Valcarce	NPB	⊘	Y	Tom Murphy	JLA	⊘	Y
Setti Warren	Mayor	⊘	N	Kiersten Mailer	JLA	⊘	Y
Karen Wasserman	CSBC	✓	Y	Ken DiNisco	DDP	⊘	N
Dori Zalenik	CSBC	✓	N	Donna DiNisco	DDP	⊘	Y
Michael Cronin	NPS	⊘	Y	Leno Filippi	DDP	⊘	Y
Ouida Young	ACS	⊘	Y	Bob Derubeis	NPR	⊘	Y
				Julie Kirrane	NPS	⊘	Y

Newton Public Schools called the meeting to order at 6:10PM.

1. Introductions
  - a. Newton Public Schools (NPS) began the meeting with introductions
2. Approval of Meeting Minutes
  - a. **MOTION:** R. Fuller motioned to approve minutes from 12/18. The motion was seconded by D. Fisher Gomberg. Voting results: **UNANIMOUS**

3. Alternate Site Selection Matrix

- a. JLA presented the updated Alternate Site Selection Matrix that was discussed at the previous meeting. After further discussion the general consensus of the Committee was that the proposed alternate sites were not favorable and the existing Cabot site was the most favorable. **MOTION:** D. Fisher Gomberg moved to approve the Alternate Site Selection Matrix as presented and consider the existing Cabot site the most favorable site. Motion was seconded by S. Albright. Voting results: **UNANIMOUS**

4. Preliminary Existing Conditions Report

- a. DiNisco presented the preliminary results of their existing conditions investigations that have been under way since October: Hazardous materials were explored, designer collected traffic data. Survey of building and site, and a portion of Cabot Park.
- b. Consultants documented topography, utility information, easement on buried culvert. DPW is about to release culvert report.
- c. Borings were taken and soil conditions analyzed. Proposed test pit work will be deferred until the spring. It was determined that the site is a fill site.
- d. Traffic study ratings are A-B out of an A-B-C-D rating system wherein A is the most positive and D is the most negative. This is only preliminary and there will be a full study in the future.
- e. A structural analysis determined that lateral stability of the existing building will be necessary if it is to be reutilized.
- f. Overall the preliminary findings were not unexpected for the site or a similar site in the City of Newton and the team felt the project budget was appropriate.

5. Proposed Public Outreach

- a. JLA discussed the upcoming Public Forum and took comments about flyer edits. It was suggested that the flyer be updated to show early-phase planning on the agenda, items such as program, deficiency of current building, schedule, program, and options. There was discussion of altering the format for the second public forum.
- b. The Committee discussed the proposed process for communicating more details about the project to the property abutters

6. Overall Feasibility Schedule

- a. JLA reviewed current feasibility schedule and asked for comments, of which there were none.

7. Other Business

- a. The upcoming Board of Alderman meeting was discussed and DiNisco previewed a draft of the presentation slide show.

8. Upcoming Meetings

- 1/20/15 BOA+SC joint meeting 8:00PM Newton City Hall
- 1/26/15 School Committee 7:00PM Newton Ed Center
- 1/26/15 Parks and Rec Meeting 7:00PM City Hall, Room 209
- 1/29/15 CSBC+DRC joint meeting 6:00PM Ed Center, Room 210
- 2/12/15 Public Forum 7:00PM Cabot School

9. Public Comments

- a. Comment: Please consider reconfiguring Parkview Ave in order to make the field and school contiguous. Response: NPS replied that this idea is being explored.
- b. Comment: Please consider energy consumption, energy efficiency and green building in this and all new projects in Newton. Response: The City is aware of these issues and very interested in a green building strategy wherever possible.
- c. Question: Has the School Department made a final decision regarding the use of Carr School as the swing space for the Cabot project? Answer: Presently, Carr is currently the identified swing space. The city is attuned to this issue.
- d. Comment: Please consider the new apartment building project in terms of new school-aged occupants and a growing enrolment. Response: program and expansion are important considerations in this process and they are incorporated into the data submitted to the MSBA.

10. Meeting Adjournment

7:35PM

Respectfully submitted,

Kiersten Mailler  
Joslin, Lesser + Associates, Inc.

[End of 1/15/15 Meeting Minutes]