

CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC)					MEETING MINUTES		
Newton Free Library, Trustee's Room		Approved on 3/17/16					
November 19, 2015							
5:30PM							
ATTENDEES:							
NAME	ASSOC.	VOTING	PRESENT	NAME	ASSOC.	VOTING	PRESENT
Margaret Albright	CSBC	✓	Y	Peter Barrer	DRC	✓	Y
Susan Albright	CSBC	✓	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	✓	Y
Ruthanne Fuller	CSBC	✓	Y	James Freas	DRC	---	N
Sandra Guryan	CSBC	✓	Y	Jonathan Kantar	DRC	✓	Y
Matt Hills	CSBC	---	N	Andrea Kelley	DRC	✓	N
Maureen Lemieux	CSBC	✓	N	Ellen S. Light	DRC	✓	Y
Joshua Morse	CSBC	✓	N	Marc Resnick	DRC	✓	Y
Emily Norton	CSBC	✓	Y	Scott Ross	DRC	✓	N
Cynthia Paris Jeffries	CSBC	---	N	Steven Siegel	DRC	---	Y
Angela Pitter-Wright	CSBC	✓	Y	Eve Tapper	DRC	✓	N
Nicholas Read	CSBC	---	N	Deb Crossley	DRC	---	N
Andrea Steenstrup	CSBC	✓	Y				
Setti Warren	CSBC	---	N				
Karen Wasserman	CSBC	✓	Y	Jeffery Luxenberg	JLA-NV5		N
Dori Zaleznik	CSBC	✓	N	Tom Murphy	JLA-NV5		Y
				Melissa Gagnon	JLA-NV5		Y
Michael Cronin	NPS		Y	Donna DiNisco	DDP		Y
Carol Chaftez	NPS		N	Leno Filippi	DDP		Y
Julie Kirrane	NPS		Y	Jeff Oxalida	DDP		N
Ouida Young	ACS		Y	Craig DiCarlo	DDP		Y
Alex Valcarce	NPB		Y	Michael Santos	HSH		N
Bill Paille	NTD		N	Chris Conway	WTR		Y

The meeting was called to order at 5:40PM.

1. Approval of Meeting Minutes

Motion: R. Fuller moved to approve the meeting minutes from the October 22, 2015 Cabot SBC meeting as amended to include: 1) Representativeness of the traffic study as it pertains to all situations and 2) Cost information re: closing down Parkview. D. Fisher Gomberg seconded. The vote was unanimous in favor of approval.

2. Project Update

JLA noted that the traffic engineers are continuing to work on access and parking. The focus of this meeting is on the building design, specifically with regard to exterior materials. The next meeting will have more of an interior focus as well as a traffic update.

Public Comment

A neighborhood resident (Denise Lugar, corner of Cabot/Clarendon) noted that she was concerned about the approvals process and questioned whether the current plan is the final plan and she questioned why the site and building design was proceeding without a resolution to the traffic issue. It was noted that as part of the ongoing traffic study, Clarendon/Cabot and Clarendon/Norwood intersections should be looked at. It was noted that per Bill Paille, there are many options for traffic and parking within the current site plan. There was discussion about the traffic study being done on a bad weather day when the traffic counts would be higher. Weather conditions will need to be studied relative to the effectiveness of drop off routes to determine the impact to the neighborhood. Comments and concerns noted will be relayed back to the traffic engineers. SBC and DRC members noted that the design process and decisions are not linear processes and many topics are revisited. Community engagement is critical in the process. It was anticipated that the traffic design would be addressed at the next SBC+DRC meeting.

3. Design Update: Exterior Design and Materials Review

The design team presented an overview of the floor plans, followed by a presentation of proposed material options for the exterior design. The existing building is masonry with cast in place floors. The concept is to maximize the amount of natural light with relatively high 12' ceilings. The intent is to maintain the integrity of the existing building and highlight some of the existing features. Slide images were presented of other building examples where 1) the addition hides the existing building (Lincoln Eliot School in Newton), 2) where the addition becomes part of a collage with the existing building (BBN campus) and 3) where the addition is more quiet as a background so the existing building stands out (State House). The last example was more preferred by Committee members.

Different metal options were presented: Copper (natural vs. pre-patina), Zinc (more high end, may not be in budget) and painted metal (scale of building can be broken down by changing paint colors). Streetscapes and residential elements will need to be considered.

Large scale rendered boards were presented of the various elevations. There were 3 concepts presented: 1) Brick option, 2) green metal option and 3) red metal option. It was noted that

when it comes to material selection, beyond aesthetics, there is a trade-off between longevity and maintenance costs. The designer is looking to achieve contrast with the existing building with the greatest durability in materials while breaking down the scale of a large building on a tight site. The design intent is to create a window fenestration pattern that creates texture (with more narrow openings) while controlling sun in the east/west direction. Light colored masonry with green tinted metal were rendered on the boards. The metal could be faux zinc or composite metal panels (CMP) rendered on the boards. Material samples were passed around. The design intent is to keep the new building simple with regard to detailing.

4. CSBC+DRC Questions/Comments

The following points were noted following the formal presentation:

- a. A. Cohen (DRC) suggested that the window should be rendered with a light green tint on the presentation boards.
- b. A. Cohen suggested using the existing brick color as a base to ground the design of the new building.
- c. A suggestion was made to break down the verticality of the window fenestration as shown.
- d. Burgundy brick be used as an accent with a lighter brick color for a larger field
- e. The building could be all masonry (no metal), ground face brick
- f. Cementitious product/hardy plank is a very durable materials which could be considered
- g. Swiss pearl rain screen could be considered but the detailing of the material and warranty period were problematic
- h. Copper panels or color would key into the existing elements, such as the cupola
- i. In general, Committee members preferred a red color scheme for the metal panels as opposed to the green color scheme.

5. Meeting Adjournment

Respectfully submitted,

Tom Murphy
Joslin, Lesser + Associates, Inc.

[End of 11/19/15 Meeting Minutes]