

CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC)				MEETING MINUTES	
Newton Education Center, Room 210			APPROVED		
March 17, 2016					
6:00PM					
<b>ATTENDEES:</b>					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Margaret Albright	CSBC	Y	Peter Barrer	DRC	N
Susan Albright	CSBC	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	Y
Ruthanne Fuller	CSBC	Y	James Freas	DRC	N
Sandra Guryan	CSBC	Y	Jonathan Kantar	DRC	N
Matt Hills	CSBC	N	Andrea Kelley	DRC	N
Maureen Lemieux	CSBC	N	Ellen S. Light	DRC	Y
Joshua Morse	CSBC	N	Marc Resnick	DRC	N
Emily Norton	CSBC	Y	Scott Ross	DRC	Y
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	Jeffery Luxenberg	NV5	Y
Karen Wasserman	CSBC	Y	Tom Murphy	NV5	Y
Dori Zaleznik	CSBC	N	Melissa Gagnon	NV5	Y
			Donna DiNisco	DDP	Y
Michael Cronin	NPS	Y	Leno Filippi	DDP	Y
Julie Kirrane	NPS	Y	Craig DiCarlo	DDP	Y
Ouida Young	ACS	Y			
Alex Valcarce	NPB	Y	Katy Max Holmes	CITY PLANNING	Y

NV5 called the meeting to order at 6:07PM.

### 1. Approval of Meeting Minutes

**Motion:** D. Fisher Gomberg moved to approve the meeting minutes from the November 19, 2015 Cabot SBC meeting. A. Pitter Wright seconded. The vote was unanimous in favor of approval.

## 2. Project Update

NV5 provided a brief recap of the Public Forum #03 which took place on 3/02/16. The design team has been moving forward, building off what was heard at the public forum. A lot of positive comments were heard about design Concept #4. There is a meeting with the DRC next week on 3/23 and another meeting with the CSBC the following week, on 3/31. The plan is to keep moving ahead with the design, cost estimate and the City's 558 process. Note: Subsequent to the meeting, the 3/31 CSBC meeting was rescheduled to 4/05 at 6:00PM.

### Design Update

The design team presented an overview of design Concept #4. Essentially, this design eliminates the drive through from Cabot to Bridges and provides a one way blue zone with additional perpendicular parking and one way drive lane at the newly acquired Potter property. Key points of this proposed concept are: Vehicles enter through Bridges Ave and exit through Norwood Ave, cars and buses and vans are separated, students are dropped off on the passenger side, there will be a blue zone at Eastside Parkway and the original entrance will be for visitors. Neighborhood traffic circulation and pedestrian crossing/routes will be further reviewed with DRT for their input. Additional outdoor space is created in front of the original Cabot school entrance which will need further development in consultation with Newton Public Schools and the City of Newton. The final gym location is being studied to be closer to Cabot Street. The current location balances the impact to the existing school and its perceived impact on Cabot Street while maximizing the connection to Cabot Park and maintaining the connection to the gym. It was explained that by sliding the gym further towards Cabot Street, the entry to the gym from the lobby would be off center and would be less than ideal for access to the gym.

The following points/questions were noted by the CSBC+DRC following the formal presentation:

- a. **Parking:** The total number of parking spaces in the current design to be determined as well as how many parking spaces have been gained by the Potter acquisition. How many visitor parking spaces would there be and how many would be accessible? A member of the City Council noted that there is not adequate space on campus and there will need to be some parking in the neighborhood. The Cabot School principal noted there are 105 staff members, including 20 after school staff. A plan for parking at Cabot Park may need to be studied further. A member of the School Committee mentioned a managed parking plan with regard to a certain number of permits that could be negotiated for teachers to park in the neighborhood. A member of the City Council recommended that the design team present a comprehensive parking plan with numbers and locations for HCP, teacher/staff, vans, buses, transient/visitor, etc. A rough parking count for Bridges Ave, Parkview Ave, Eastside Parkway, Cabot Village and onsite parking, totaled approximately 90-110 spaces. A final agreement with Cabot Village will be needed to determine the total number of spaces available.
- b. **Sun/shade:** The question was asked as to how much shade will be cast on the plaza from the gymnasium. DDP to provide fixed views of sun/shade studies for the DRC meeting on 3/23.
- c. **Rendering from the street view:** DDP will provide for the DRC meeting on 3/23.

- d. **Vehicle queue:** The question was asked as to whether the queue is long enough to accommodate car drop-off and pick-up.
- e. **Flexibility of gymnasium location:** DDP noted that the closer the gym moves to Cabot Street, there is more limitation for emergency egress as well as connection to the lobby. The Cabot School principal also noted that the closer the gym moves to Cabot Street, the less the program works internally. It is foreseen that the gym will be used throughout the day. NPB noted that moving the gym too close to Cabot could be an issue for the houses on Cabot, near Bridges.
- f. **Floor plan in relation to the site:** It was noted that for future presentations, it would be helpful to show a floor plan of the building in relation to the site plan.
- g. **Massing of gymnasium:** The question was asked as to whether the gym massing could be scaled down in terms of the height, the roof line and/or the articulation of the façade to better fit in with the scale of the neighborhood. Although the 6,000 SF footprint is required by the State, the height of the gym was discussed. It was noted that height is generally predicated by the MAIA in the event the space would be used by the community. The design team would look into whether the overall height can be minimized while maintaining the current educational program.
- h. **Presence from Cabot Park and Traffic:** A community member of the DRC noted that the presence of Cabot School from the park has been much more recognized vs the view from Cabot Street. There needs to be a balance between trying to create something inviting, welcoming and functional and would vote for moving the gym 10' closer to Cabot, as presented this evening. Feels strongly that the traffic route should be a one way path and signage would be needed to help traffic during drop-off and pick-up. Perhaps the solution is to not have school parking on high traffic flow streets.

### 3. Public Comment

The following points/questions were noted by the public following the formal presentation:

- a. The public values the view of the park from Cabot Street and the view would be further impacted the closer the gym moves to Cabot Street. The Cabot Street neighbors who live closest to Cabot Park would be the most affected, in terms of their view of the park. Not every neighbor is impacted equally.
- b. Over the past 5 days, 235 signatures were collected in favor of closing Parkview.
- c. Although safety is of the utmost importance, it seems shortsighted to close Parkview.
- d. If Parkview is closed, Eastside Parkway would open up for drop off which would relieve congestion around the school and attract fewer cars around the school building. The School Committee is looking at transportation options to reduce traffic. It was noted that cars cannot park within 20' of an intersection and within 5' of a driveway.

- e. A lot of issues being discussed would be alleviated if the height of the gym could be reduced. The design team was asked to look into options to adjust the height and massing. A member of the City Council noted that the issue of community rental could be brought to Public Facilities for review.
- f. Dan Dyer (neighbor) noted that moving the gym 10' closer to Cabot does not accomplish revealing the existing building and suggested adjusting the stair enclosure to completely move the gym closer to Cabot to the front of the existing building which would clear the entire façade that faces the park.
- g. With regard to the placement of the gymnasium, there are the following options: Current location (as presented on 3/02), move 10' closer to Cabot (presented tonight) or move much closer to Cabot.

#### 4. **Other Business**

NV5 prepared a DRAFT schedule of upcoming meetings and milestones which was handed out and briefly reviewed. There is a DRC meeting on 3/23 and a CSBC+DRC meeting on 3/31.

Note: Subsequent to the meeting, the 3/31 CSBC meeting was rescheduled to 4/05 at 6:00PM at the Newton Ed Center in Room 210.

#### 5. **Meeting Adjournment**

The meeting was adjourned at 8:00PM.

Respectfully submitted,

Melissa Gagnon  
NV5

[End of 03/17/16 Meeting Minutes]