

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

DATE: 13 September 2014

TO: Secretary Richard K. Sullivan, Jr.
Executive Office of Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

PROJECT: Cabot Elementary School Project

RE: **Environmental Notification Form**

Dear Secretary Sullivan:

The Newton Public Buildings Department, on behalf of Newton Public Schools, is pleased to submit the enclosed Environmental Notification Form (ENF) for the above referenced project. In response to the Statement of Interest submitted by the Newton Public Schools to the Massachusetts School Building Authority (MSBA), the MSBA has invited the City of Newton to participate in a feasibility study and in the development of a schematic design for the Cabot Elementary School Project. As such the project requires review by MEPA.

The Cabot Elementary School is the City of Newton's current highest priority school requiring major renovation or replacement as identified in the City's Capital Improvement Plan. The need to renovate or replace this facility has been further confirmed by the MSBA's ranking of this facility. The MSBA's assessment of the school ranks among the highest category for need of renovation or replacement based on both physical condition and educational space needs.

To meet the increasing enrollment, space demands and physical challenges at the current Cabot School, the City of Newton through the MSBA has undertaken a feasibility study to determine whether or not a prudent and reasonable alternative to demolition exists.

Cabot School is the second oldest elementary school in Newton, having been built in 1929. It has served as a neighborhood school for the past nine decades. Its location has made it a fixture in the community and is considered to be an important cultural resource. Though tightly sited, it is adjacent to the City-owned Cabot Park.

Upon careful consideration and deliberation by the Cabot School Building Committee, the City's Design Review Committee, the Newton Historical Commission, the Parks and Recreation Commission and with extensive community input; the City has determined that the proposed addition / renovation project is the most appropriate solution. Several alternative configurations were studied resulting in the proposed site plan organization and building massing which afford the following significant benefits:

- Provides the best solution to the educational program requirements and functional needs of the school. Distributing the program around the existing structure reduces internal congestion and noise by separating the high use spaces; gymnasium, library, art, music and cafeterium, while the existing school remains an integral part of the facility and hub of the school.
- Best balance the needs of a modern elementary school with the integrity of the existing historic structure and continues its use as a public school.

- Strengthens the relationship between the adjacent Cabot Park and the school by creating a physical continuous connection resulting in an enhanced public realm which provides greater student, pedestrian and public safety.
- Separates vehicular access and flow by providing three drop-off and pick-up zones. Buses are located in a pull off directly adjacent to Cabot Street. Van loading and unloading is located in the front lot accessed from Bridges Street. Parent drop-off and pick-up is accommodated along the drive located at the north side of the site. Further, by directly connecting the school and park property, additional access is available on East Side Parkway on the opposite side of the park. Onsite parking as well as parking on adjacent Bridges Street, Parkview Avenue, and East Side Parkway is also provided.
- Is contextually appropriate to the surrounding residential neighborhood. Program spaces have been situated such that the smaller library mass is located along Bridges Street, the larger gymnasium has been located to front on the large open space afforded by Cabot Park while set back from Cabot Street. The cafeteria and classroom wing mass is located to the north of the original structure. By distributing the program the resulting mass to the north is therefore less dominant. In addition the original school entry is now both visible and accessible directly from Cabot Street.

At this time the Public Buildings Department is respectfully requesting a review of the proposed project by the MEPA Office as further described in the enclosed ENF.

Please do not hesitate to contact me should you have any questions regarding this request.

Sincerely,



Joshua R. Morse
Public Building Commissioner

Enclosure: MEPA ENF dated 09/13/2016 with enclosures

CC: Dori Zaleznik, Chief Administrative Officer
Maureen Lemieux, Chief of Staff / CFO
Dr. David Fleishman, School Superintendent
Liam Hurly, Deputy Superintendent / CFAO
Barney Heath, Director of Planning and Development
Alejandro Valcarce, Dept. Public Building Commissioner

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Cabot Elementary School		
Street Address: 229 Cabot Street		
Municipality: Newton	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42.3489233 Longitude: -71.1988556	
Estimated commencement date: July 2017	Estimated completion date: August 2019	
Project Type: Addition & Renovation of Elementary school	Status of project design: 15% complete	
Proponent: Newton Department of Public Buildings		
Street Address: 52 Elliot Street		
Municipality: Newton	State: MA	Zip Code: 02461
Name of Contact Person: Joshua R. Morse, Public Buildings Commissioner		
Firm/Agency: Department of Public Buildings	Street Address: 52 Elliot Street	
Municipality: Newton	State: MA	Zip Code: 02461
Phone: 617-796-1600	Fax: 617-796-1601	E-mail: jmorse@newtonma.gov

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
 Review Historical & Archaeological Thresholds

Which State Agency Permits will the project require? None

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:
 The Project is seeking financial assistance from the Massachusetts School Building Authority.
 The anticipated amount is \$14,200,000

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	3.61ac of City property within Limit of Work (of which 1.77ac is the School)		
New acres of land altered		0	
Acres of impervious area	2.15	+0.44	2.59
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	43,940 SF	+40,560 SF	84,500 SF
Number of housing units	0	0	0
Maximum height (feet)	58	0	58
TRANSPORTATION			
Vehicle trips per day	324	+47	371
Parking spaces	27	+15	42
WASTEWATER			
Water Use (Gallons per day)	3,500	-200	3,300
Water withdrawal (GPD)	N/A	N/A	N/A
Wastewater generation/treatment (GPD)	3,500	-200	3,300
Length of water mains (miles)	0.095	+0.007	0.102
Length of sewer mains (miles)	0.082	-0.034	0.048
<p>Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p>			
<p>Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p>			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The Cabot Elementary School is located at 229 Cabot Street in the Newtonville neighborhood of Newton, MA. This site is set within a residential neighborhood. The property is bounded by Parkview Avenue to the east, Bridges Avenue to the west, and partially by Cabot Street to the south.

Cabot School is the second oldest elementary school in Newton, having been built in 1929. It has served as a neighborhood school for the past nine decades. Its location has made it a fixture in the community. Though tightly sited, it is adjacent to the city-owned Cabot Park.

The existing 3-story 1929 building is approximately 27,200 GSF (gross square feet) with a 1956 addition of approximately 10,770 GSF. A cluster of modular classrooms totaling 5,970 GSF has also been added to meet the curriculum requirements over the past 30 years.

Describe the proposed project and its programmatic and physical elements:

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

The Cabot School Project will be comprised of renovating the original 1929 Cabot School and adding new additions, totaling 84,500 GSF to serve the full programmatic requirements for a 480-student Grades K-5 elementary school facility. The existing 1956 school and accompanying modular classrooms will be demolished. Improvements to the site will include the reinstallation of all supporting city utilities, appropriately sized play structures, hardscape play surfaces and utilization of adjacent Cabot Park playfields. The proposed design permanently closes the length of Parkview Avenue fronting along the school property to allow for continuous safe access and passage between the school facility and Cabot Park. New bus and van lanes are established separately from the parent drop-off lane to the north connecting Bridges Avenue and Parkview Avenue to facilitate the flow of traffic to and from the school facility.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Project development alternatives were studied, including alternate site locations and all new construction at the existing Cabot School site. Although a number of sites throughout the district were identified, none proved to be obtainable or appropriate in size, configuration nor location to the Cabot School district.

Alternatively to the proposed solution of Renovation and Addition, numerous options were investigated to demolish all existing school structures on the site and replace with new construction. Although feasible, the community decision is to keep the original 1929 Cabot School for its historic integrity and provide additional spaces to support the neighborhood character and school program.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

Several significant mitigation measures are integral to the preferred alternative of renovating and adding to the existing 1929 school. Salvage of the original building reuses an existing school structure of historic community relevance. Re-use of the structure reduces the quantity of solid waste destined for landfill and energy that would be required for its demolition and disposal. Renovating the existing building with the required additions matches an existing land use, which preserves surrounding residential and community park land uses. Sharing neighborhood streets between faculty and residents minimizes the need for paving to support school parking. Sharing the existing Cabot Park playfields between school and community use minimizes the overall development footprint. Stormwater best management practices will be employed to maintain and improve water quality and increase in groundwater recharge.

If the project is proposed to be constructed in phases, please describe each phase:

The project will be constructed in a single phase.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
- No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes X No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

- Yes (Specify _____)
- No

HISTORICAL /ARCHAEOLOGICAL RESOURCES:

Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

- Yes (Specify Cabot School, Newton, MA)
- No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes (Specify _____) No

The analysis of historic significance of the Cabot School is under National register Criterion A and Criterion C. The building maintains a moderate level of architectural integrity, although its appearance has been greatly altered by the installation of historically inappropriate aluminum windows. The City has gone through the local historical commission process. The decision indicated that the building is not in a National Register or local historic district not visible from a public way, is not on the National Register or eligible for listing and is not located within 150 feet of a historic district and contextually similar.

The City will continue to work and consult with Newton Historical Commission during all phases of the project to ensure the appropriateness of the school's rehabilitation while maintaining its architectural integrity in conjunction with the proposed expansion.

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?

___ Yes X No;

if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the

Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? ___ Yes X No; if yes, identify the water body and pollutant(s) causing the impairment: _____.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? X Yes ___ No

STORMWATER MANAGEMENT:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

The Stormwater Management System for the proposed project will be designed to bring the site into compliance with the current Newton Stormwater Regulations and the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Regulations. Meeting these regulations will assure the City will be in compliance with their NPDES Phase II Permit from the U.S. Environmental Protection Agency for this project. This will also protect the existing City Stormwater System and downstream wetlands and water resources.

Under the Regulations, the project is classified as a partial re-development and partial new development. The new portions of the development will meet the full requirements for new development and the re-development portion will meet the standards to the maximum extent practicable, resulting in a substantial improvement over existing conditions.

Stormwater Runoff in this area presently drains to Laundry Brook and Edmands Brook. These streams are underground in concrete pipes through this area. Laundry Brook flows in a northeasterly direction and a portion of the stream is located under the north portion of the property and under Bridges Avenue and Parkview Avenue. Edmands Brook flows into the area under Cabot Street and flows northerly under the play fields to the east of the school building where it joins Laundry Brook. This system flows to the Lower Charles River located about 1.2 miles to the northeast of the site.

The US EPA has determined the Lower Charles River to be an "impaired water" and has set a Total Maximum Daily Load (TMDL) for Phosphorous, among other pollutants. As a result, the stormwater systems are designed to not increase the impairment.

The stormwater improvements will include deep sump catch basins with oil and gas trap hoods, manufactured stormwater treatment units, an underground recharge system and associated storm drain piping. The system is will provide the required water quality treatment, recharge and peak flow control.

MASSACHUSETTS CONTINGENCY PLAN:

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No ___ ; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification): 3-2580, Phase V, Class A-3 RAO

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes X No ___; if yes, describe which portion of the site and how the project will be consistent with the AUL:

Refer to the attached site plan identifying the location of the AUL. The AUL plan specifies any earthwork performed in this area shall be overseen by a Licensed Site Professional. This plan outlines the nature and extent of the residual fuel oil impact and the procedures required to handle any impacted soil encountered during construction.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN? Yes ___ No X ; if yes, please describe: _____

SOLID AND HAZARDOUS WASTE:

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

The sustainable design goal for the project is to achieve LEED BD+C: Schools v4 Silver certification.

Will your project disturb asbestos containing materials? Yes No ;
if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

The project will contain anti-idling and other emissions and air quality requirements, as part of the LEED BD+C: Schools v4 Silver certification.

DESIGNATED WILD AND SCENIC RIVER:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes No ;
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the “outstandingly remarkable” resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes No ; if yes, specify name of river and designation: _____;

if yes, will the project will result in any impacts to any of the designated “outstandingly remarkable” resources of the Wild and Scenic River or the stated purposes of a Scenic River.

Yes No ;

if yes, describe the potential impacts to one or more of the “outstandingly remarkable” resources or stated purposes and mitigation measures proposed.

ATTACHMENTS:

1. List of all attachments to this document.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.64</u>	<u>+0.17</u>	<u>0.81</u>
Internal roadways	<u>0</u>	<u>+0.09</u>	<u>0.09</u>
Parking and other paved areas	<u>1.51</u>	<u>+0.17</u>	<u>1.68</u>
Other altered areas	<u>1.46</u>	<u>-0.43</u>	<u>1.03</u>
Undeveloped areas	<u>0</u>	<u>0</u>	<u>0</u>
Total: Project Site Acreage	<u>3.61</u>	<u>0</u>	<u>3.61</u>

B. Has any part of the project site been in active agricultural use in the last five years?
 Yes No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

III. Consistency [City of Newton to CONFIRM THIS IS LATEST PLAN]

A. Identify the current municipal comprehensive land use plan
Title: Newton Comprehensive Plan Date November 2007

B. Describe the project's consistency with that plan with regard to:
1) economic development Refer to the attachment 1 – III.B.1
2) adequacy of infrastructure Refer to the attachment 1 – III.B.2
3) open space impacts Refer to the attachment 1 – III.B.3
4) compatibility with adjacent land uses Refer to the attachment 1 – III.B.4

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)
RPA: MetroFuture. Adopted 2008

Title: Newton Comprehensive Plan Date November 2007

- D. Describe the project's consistency with that plan with regard to:
- 1) economic development Refer to the attachment 1 – III.D.1
 - 2) adequacy of infrastructure Refer to the attachment 1 – III.D.2
 - 3) open space impacts Refer to the attachment 1 – III.D.3

RARE SPECIES SECTION

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ___ Yes X No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

- B. Does the project require any state permits related to **rare species or habitat**? ___ Yes X No

- C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes X No.

- D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits

- A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes ___ No. If yes,

1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? ___ Yes ___ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species? ___ Yes ___ No; if yes, attach the letter of determination to this submission.

2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts

3. Which rare species are known to occur within the Priority or Estimated Habitat?

4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ___ Yes ___ No

4. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ___ Yes ___ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ___ Yes ___ No

- B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? X Yes ___ No; if yes, specify which permit:

Local Order of Conditions, Massachusetts Wetland, and Local Bylaw

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? X Yes ___ No; if yes, has a Notice of Intent been filed? ___ Yes X No; if yes, list the date and MassDEP file number: _____; if yes, has a local Order of Conditions been issued? ___ Yes ___ No; Was the Order of Conditions appealed? ___ Yes ___ No. Will the project require a Variance from the Wetlands regulations? ___ Yes X No.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

A storm drain will be permanently connected to an existing culverted stream.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<u>Coastal Wetlands</u>	<u>Area (square feet) or Length (linear feet)</u>	<u>Temporary or Permanent Impact?</u>
Land Under the Ocean	_____	_____
Designated Port Areas	_____	_____
Coastal Beaches	_____	_____
Coastal Dunes	_____	_____
Barrier Beaches	_____	_____
Coastal Banks	_____	_____
Rocky Intertidal Shores	_____	_____
Salt Marshes	_____	_____
Land Under Salt Ponds	_____	_____
Land Containing Shellfish	_____	_____
Fish Runs	_____	_____
Land Subject to Coastal Storm Flowage	_____	_____
 <u>Inland Wetlands</u>		
Bank (lf)	_____	_____
Bordering Vegetated Wetlands	_____	_____
Isolated Vegetated Wetlands	_____	_____
Land under Water	10 SF	Temporary
Isolated Land Subject to Flooding	_____	_____
Borderi ng Land Subject to Flooding	_____	_____
Riverfront Area	_____	_____

D. Is any part of the project:

1. proposed as a **limited project**? ___ Yes X No; if yes, what is the area (in sf)? _____
2. the construction or alteration of a **dam**? ___ Yes X No; if yes, describe: _____
3. fill or structure in a **velocity zone** or **regulatory floodway**? ___ Yes X No
4. dredging or disposal of dredged material? ___ Yes X No; if yes, describe the volume of dredged material and the proposed disposal site: _____
5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ___ Yes X No
6. subject to a wetlands restriction order? ___ Yes X No; if yes, identify the area (in sf): _____
7. located in buffer zones? ___ Yes X No; if yes, how much (in sf) _____

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? X Yes ___ No
2. alter any federally-protected wetlands not regulated under state law? ___ Yes X No; if yes, what is the area (sf)? _____

III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ___ Yes X No; if yes, is there a current Chapter 91 License or Permit affecting the project site? ___ Yes ___ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

C. Does the project require a new or modified license or permit under M.G.L.c.91? ___ Yes X No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current ___ Change ___ Total ___
If yes, how many square feet of solid fill or pile-supported structures (in sf)? _____

C. For non-water-dependent use projects, indicate the following:

Area of filled tidelands on the site: _____ N/A _____

Area of filled tidelands covered by buildings: _____ N/A _____

For portions of site on filled tidelands, list ground floor uses and area of each use:

_____ Does the project include new non-water-dependent uses located over flowed tidelands?

Yes ___ No X

Height of building on filled tidelands _____ NA _____

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands? ___ Yes X No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? ___ Yes X No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? ___ Yes X No; (NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)

G. Does the project include dredging? ___ Yes X No; if yes, answer the following questions:

What type of dredging? Improvement ___ Maintenance ___ Both ___

What is the proposed dredge volume, in cubic yards (cys) _____

What is the proposed dredge footprint ___ length (ft) ___ width (ft) ___ depth (ft);

Will dredging impact the following resource areas?

Intertidal Yes ___ No ___; if yes, ___ sq ft

Outstanding Resource Waters Yes ___ No ___; if yes, ___ sq ft

Other resource area (i.e. shellfish beds, eel grass beds) Yes ___ No ___; if yes ___ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? ___ Yes ___ No; if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ___ Yes ___ No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment ___

Unconfined Ocean Disposal ___

Confined Disposal:

Confined Aquatic Disposal (CAD) ___

Confined Disposal Facility (CDF) ___

Landfill Reuse in accordance with COMM-97-001 ___

Shoreline Placement ___

Upland Material Reuse ___

In-State landfill disposal ___

Out-of-state landfill disposal ___

(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ___ Yes X No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ___ Yes X No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

WATER SUPPLY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **water supply**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Municipal or regional water supply	_____	_____	_____
Withdrawal from groundwater	_____	_____	_____
Withdrawal from surface water	_____	_____	_____
Interbasin transfer	_____	_____	_____

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? ___ Yes ___ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ___ Yes ___ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. _____

D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? _____ Will the project require an increase in that withdrawal? ___ Yes ___ No; if yes, then how much of an increase (gpd)? _____

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ___ Yes ___ No. If yes, describe existing and proposed water supply facilities at the project site:

	<u>Permitted Flow</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Capacity of water supply well(s) (gpd)	_____	_____	_____	
Capacity of water treatment plant (gpd)	_____	_____	_____	

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? ___ Yes ___ No
2. a Watershed Protection Act variance? ___ Yes ___ No; if yes, how many acres of alteration?

3. a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? Yes No

III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

WASTEWATER SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **wastewater**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	_____	_____	_____
Discharge of industrial wastewater	_____	_____	_____
TOTAL	_____	_____	_____

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	_____	_____	_____
Discharge to outstanding resource water	_____	_____	_____
Discharge to surface water	_____	_____	_____
Discharge to municipal or regional wastewater facility	_____	_____	_____
TOTAL	_____	_____	_____

B. Is the existing collection system at or near its capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Is the existing wastewater disposal facility at or near its permitted capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility? ___ Yes ___ No; if yes, describe as follows:

	<u>Permitted</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

(NOTE: Interbasin Transfer approval may be needed if the basin and community where

wastewater will be discharged is different from the basin and community where the source of water supply is located.)

F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district? ___ Yes ___ No

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ___ Yes ___ No; if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ___ Yes ___ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **state-controlled roadways**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Number of parking spaces	_____	_____	_____
Number of vehicle trips per day	_____	_____	_____
ITE Land Use Code(s):	_____	_____	_____

B. What is the estimated average daily traffic on roadways serving the site?

	<u>Roadway</u>	<u>Existing</u>	<u>Change</u>	<u>Total</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

C. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? ___ Yes ___ No; if yes, describe if and how will the project will participate in the TMA:

D. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? ___ Yes ___ No; if yes, generally describe:

E. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?

III. Consistency

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? X Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**? Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

B. Will the project involve any

- 1. Alteration of bank or terrain (in linear feet)? _____
- 2. Cutting of living public shade trees (number)? _____
- 3. Elimination of stone wall (in linear feet)? _____

III. Consistency -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

ENERGY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

II. Impacts and Permits

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

B. If the project involves construction or expansion of an electric generating facility, what are:

1. the facility's current and proposed fuel source(s)?
2. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ___ Yes ___ No; if yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

AIR QUALITY SECTION

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? ___ Yes ___ No; if yes, describe existing and proposed emissions (in tons per day) of:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ___ Yes X No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**? ___ Yes X No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ___ Yes ___ No; if yes, what is the volume (in tons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ___ Yes ___ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____
Disposal	_____	_____	_____

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos?
___ Yes ___ No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts

A. Have you consulted with the Massachusetts Historical Commission? Yes No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? Yes No; if yes, attach correspondence

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? Yes No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? Yes No; if yes, please describe:

The deteriorated exterior stair to the Southeast Corner of the building will be demolished due to the extensive deterioration of the stair along with its none conformance of required Codes. However the existing Humpty Dumpty statue will be salvaged and re-used in the renovated project.

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? Yes No; if yes, does the project involve the destruction of all or any part of such archaeological site? Yes No; if yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

The Cabot School Project will be comprised of renovating the original 1929 Cabot School and adding new additions, totaling 84,500 GSF to serve the full programmatic requirements for a 480-student Grades K-5 elementary school facility. The existing 1956 addition and accompanying modular classrooms will be demolished. Several significant mitigation measures are integral to the preferred alternative of renovating and adding to the existing 1929 school. Salvage of the original building reuses an existing school structure of historic community relevance.

The analysis of historic significance of the Cabot School is identified under National Register Criterion A and Criterion C. The building maintains a moderate level of architectural integrity, although its appearance has been greatly altered by the installation of historically inappropriate aluminum windows. The City has gone through the local historical commission process. The decision indicated that the building is not in a National Register or local historic district not visible from a public way, is not on the National Register or eligible for listing and is not located within 150 feet of a historic district and contextually similar.

The City will continue to work and consult with Newton Historical Commission during all phases of the project to ensure the appropriateness of the school's rehabilitation while maintaining its architectural integrity in conjunction with the proposed expansion.

III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

Maintain and repair the original 1929 building as part of the "new" Cabot Elementary School.

Anticipated exterior repairs include masonry, stone work and the cupola. The current windows were replaced in the 1980's. The project intends to replace these windows with windows that are commensurate with the original window style of the 1929 building.

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

1. Newton Comprehensive Plan References (11/19/2007)
2. Massachusetts Historical Commission – PNF (09/13/2016)
3. AUL Area Map
4. USGS Map
5. Existing Site Plan
6. Proposed Site Plan
7. List of Agencies/persons receiving ENF
8. List of municipal + federal permits + reviews required by project
9. MEPA PNF Notice (Local Newspaper Notice)

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

1. Newton Comprehensive Plan References (11/19/2007)

III. Consistency

A. Identify current municipal comprehensive land use plan
Newton Comprehensive Plan 11/19/2007

B. Describe project's consistency with that plan with regard to:

1. Economic development: (Page 6-1)

"With its 13 distinct villages, Newton has inherited a unique living environment, one that combines predominantly single family houses or low-density multiple dwellings with low-rise commercial centers serving the local communities. Newton has gained strength by offering its residents convenient shopping areas, good access to highways and public transportation, high quality education, and houses of worship. Businesses are attracted to Newton's village centers and commercial corridors for access to a desirable customer base, an educated and able workforce, good transportation linkages, and proximity to other major commercial centers. "

2. Adequacy of infrastructure: (Page 1-3)

The Office of Commonwealth Development has described "Smart Growth" as being: "...about growing where it makes most sense: in and around central business districts or traditional city or town centers, near transit stations, or in [areas previously developed non-residentially]. It is about growing where there is existing infrastructure and utilities, with greater pedestrian access to schools, civic facilities, retail and employment centers, and other destinations." That classic set of planning preferences, newly having gained popular recognition, is applicable for Newton, joined with a few additional considerations that stem from this being a fully developed community having a valued structure of neighborhood character and cohesion. "Growing smart" in Newton must give important consideration to neighborhood as well as Citywide impacts. "

3. Open space impacts: (Page 3-1)

"The structure and pattern of Newton's early land use was shaped by water and land qualities, while later development reflected transportation change more than anything else. We now have an enviable pattern of well-established and largely healthy village centers, commonly surrounded with a mix of single- and multi-family dwellings, with a generous interweaving of protected open space contributing to the "Garden City" character of the community."

4. Compatibility with adjacent land uses:

"Development is to be guided to reflect the character held or sought by existing residential neighborhoods, protecting the qualities of that which exists. That often but not always means minimizing changes: well-designed change can strengthen existing qualities. Sometimes residents feel that the opportunity to make change is a valuable part of the character of their part of the City, while in other areas even small

departures from what exists are viewed with dismay. In all of the places in the City, the well-considered views of that place should be given great respect in land management policies and decisions.”

C. Regional planning agency plan:

MetroFuture, adopted 2008

D. Describe project’s consistency with that plan with regard to:

1. Economic development: (Page 15)

“Based on historic trends in birth rates, mortality, and migration, we expect 546,000 new residents by 2030, an increase of almost 13%. This is in line with recent US Census projections for Massachusetts, but much slower than the projected national growth rate of 28%. Average household size may decrease from 26 to 24 people per household.”

“MAPC projections suggest that the region’s economy may add 293,000 jobs from 2000 to 2030, an increase of 12.4%. A closer examination indicates that some sectors will grow more than others. Half of the net new jobs are expected to be in Professional & Business Services and Education & Health Services. Manufacturing is the only sector expected to decline, mirroring national trends; we may lose 46,000 manufacturing jobs, a decrease of 16%.”

2. Adequacy of infrastructure: (page 20)

“MetroFuture builds on the region’s unique development patterns, with a balanced mix of growth in urban communities, developed suburbs, and low density towns. Population and job growth will be concentrated in municipalities already well served by infrastructure, with slower growth in less developed areas where infrastructure is more limited. Instead of being dispersed across the region, new homes are focused in areas that can meet the needs of new residents. No one type of community would shoulder a disproportionate share of growth. “

3. Open space impacts: (Page 20)

“New growth will be balanced to reinforce the region’s strong patterns of development and open space. The region’s urban communities would be home to more of the region’s new residents, and roughly half of all new housing units. This means not only the cities and streetcar suburbs of the Inner Core, but also Regional Urban Centers such as Beverly, Salem, Framingham, Marlborough, and Norwood. Urban areas benefit from existing infrastructure and they demonstrate great potential for new growth through reuse of existing buildings and developed land. They also represent a more sustainable form of development due to energy-efficient housing types and compact development patterns that are readily served by transit.”

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

2. Massachusetts Historical Commission – PNF (09/13/2016)

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

DATE: 14 September 2014

TO: Brona Simon.
State Historic Preservation Officer
Executive Director
220 Morrissey Boulevard
Boston, MA 02125

PROJECT: Cabot Elementary School Project – MHC# RC.60476

RE: **Project Notification Form (PNF)**

Dear Director Simon:

The Newton Public Buildings Department, on behalf of Newton Public Schools, is pleased to submit the enclosed Project Notification Form (PNF) for the above referenced project. In response to the Statement of Interest submitted by Newton Public Schools to the Massachusetts School Building Authority (MSBA), the MSBA has invited the City of Newton to participate in a feasibility study and in the development of a schematic design for the Cabot Elementary School Project. As such the project requires review by the Massachusetts Historical Commission.

Following up to your letter of July 7, 2016 Newton Public Buildings contacted your office to discuss the project, its status and the City's timing to submit the project to MHC. As discussed the project has generated significant interest from the community and as such the City has undertaken an extensive vetting and review process over the last 24 months. Due to this high level of interest the City has strived to assure the public that the proposed design submitted to MHC has undergone review with and has the support of the Newton Historical Commission (NHC). The enclosed PNF describes the analysis, alternatives, design, review, and approval process of the submitted proposed design.

The Cabot Elementary School is the City of Newton's current highest priority school requiring major renovation or replacement as identified in the City's Capital Improvement Plan. The need to renovate or replace this facility has been further confirmed by the MSBA's ranking of this facility. The MSBA's assessment of the school ranks among the highest category for need of renovation or replacement based on both physical condition and educational space needs. Cabot School is the second oldest elementary school in Newton, having been built in 1929. It has served as a neighborhood school for the past nine decades. Its location has made it a fixture in the community and is considered to be an important cultural resource. Though tightly sited, it is adjacent to the City-owned Cabot Park.

The City of Newton through the MSBA has undertaken a feasibility study to determine whether or not a prudent and reasonable alternative to demolition exists. Careful thought and consideration have been given to a renovation / addition solution to meet the educational needs as opposed to the complete demolition and replacement of the existing school.

After significant deliberation by the Cabot School Building Committee, the City's Design Review Committee, the Newton Historical Commission, the Parks and Recreation Commission and with extensive community input; the City has determined that the proposed addition / renovation project is the most appropriate solution with the proposed site plan organization and building massing which afford the following significant benefits:

- Provides the best solution to the educational program requirements and functional needs of the school. Distributing the program around the existing structure reduces internal congestion and noise by separating the high use spaces; gymnasium, library, art, music and cafetorium, while the existing school remains an integral part of the facility and hub of the school.
- Balances the needs of a modern elementary school with the integrity of the existing historic structure and continue its use as a public school. The proposed project will maintain and repair the exterior of the original 1929 building including masonry, stone work, the cupola repairs, and replacement of existing non-original windows with windows that are commensurate with the original building.
- Strengthens the relationship between the adjacent Cabot Park and the school by creating a physical continuous connection resulting in an enhanced public realm which provides greater student, pedestrian and public safety.
- Separates vehicular access and flow by providing three drop-off and pick-up zones. Buses are located in a pull off directly adjacent to Cabot Street. Van loading and unloading is located in the front lot accessed from Bridges Street. Parent drop-off and pick-up is accommodated along the drive located at the north side of the site. Further, by directly connecting the school and park property, additional access is available on East Side Parkway on the opposite side of the park. Onsite parking as well as parking on adjacent Bridges Street, Parkview Avenue, and East Side Parkway is also provided.
- Is contextually appropriate to the surrounding residential neighborhood. Program spaces have been situated such that the smaller library mass is located along Bridges Street, the larger gymnasium has been located to front on the large open space afforded by Cabot Park while set back from Cabot Street. The cafeteria and classroom wing mass is located to the north of the original structure. By distributing the program the resulting mass to the north is therefore less dominant. In addition the original school entry is now both visible and accessible directly from Cabot Street.
- Mitigates the loss of views. At locations where additions meet the existing building lighter transparent corners utilizing glass allow the original building mass to be more visible. The existing masonry and stone facades at the new gymnasium connector and new entry between the existing building and north addition are left exposed and featured on the interior to further strengthen the view of the original building. Exterior fenestration at the new additions has been designed to create simple, unified elevations distinguishable from the existing building. Proportions, locations and modulation of new windows have been developed to be responsive to the original punched openings in the existing structure.

At this time the Public Buildings Department is respectfully requesting a review of the proposed project by MHC as further described in the enclosed PNF. We look forward to working with MHC on this important school project.

Please do not hesitate to contact me should you have any questions regarding this request.

Sincerely,



Joshua R. Morse
Public Building Commissioner

Enclosure: MHC PNF dated 09/13/2016 with enclosures

CC: Dori Zaleznik, Chief Administrative Officer
Maureen Lemieux, Chief of Staff / CFO
Dr. David Fleishman, School Superintendent
Liam Hurly, Deputy Superintendent / CFAO
Barney Heath, Director of Planning and Development
Alejandro Valcarce, Dept. Public Building Commissioner

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A MASSACHUSETTS HISTORICAL COMMISSION 220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125 617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Cabot School Renovation / Addition Project

Location / Address: 229 Cabot Street

City / Town: Newtonville, MA 02460

Project Proponent

Name: City of Newton Public Buildings Department

Address: 52 Elliot Street

City/Town/Zip/Telephone: Newton Upper Falls, MA 02464

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Massachusetts School Building Authority

Type of License or funding (specify)

School Building Assistance

Project Description (narrative):

The Cabot Elementary School is located at 229 Cabot Street in the Newtonville neighborhood of Newton, MA. This site is set within a residential neighborhood. The property is bounded by Parkview Avenue to the east, Bridges Avenue to the west, and partially by Cabot Street to the south.

Cabot School is the second oldest elementary school in Newton, having been built in 1929. It has served as a neighborhood school for the past nine decades. Its location has made it a fixture in the community. Though tightly sited, it is adjacent to the city-owned Cabot Park.

The existing 3-story 1929 building is approximately 27,200 GSF (gross square feet) with a 1956 addition of approximately 10,770 GSF. A cluster of modular classrooms totaling 5,970 GSF were also added to meet the curriculum requirements over the past 30 years. The original 1929 school building occupies the center of the site. The 1956 addition comprised of a ½ sized gymnasium, two classrooms, and undersized library is to the north, and two large modular buildings housing kindergarten, art, and music are to the west. Please refer to Attachment No. 1 (Existing Images & Key Plan).

The proposed project will maintain the original 1929 Cabot School building and demolish the 1956 addition and portable classrooms. Three individual additions to the existing building will be created. The new gym addition is located to the east with a direct relationship to Cabot Park and can be zoned for after hour activities. The library is located to the west as a single story addition. To the north is the remaining academic program on three floors, with the service areas, cafeteria, art, music and stage on the ground floor. The upper 2nd and 3rd floors are dedicated to the remaining general classrooms and special education programs with support services and teacher workrooms. Please refer to the attached proposed floor plans, design and site plan.

The City has evaluated many different options and concepts for this School Project. The attached Evaluation of Alternatives and multiple presentations demonstrate that careful thought and consideration have been given to a

renovation / addition solution to meet the educational needs as opposed to the complete demolition and replacement of the existing school. The City has determined that the proposed renovation / addition option achieves the required educational program for the Cabot School. Selection of the proposed design is the result of significant vetting and debate within the City by Newton Public Schools, City Council, Newton Historical Commission, Design Review Committee (DRC), Cabot School Building Committee (CSBC), Parks & Recreation Commission and the neighborhood residents. Several renovation / addition iterations have been explored, evaluated and debated over the past twenty-four months. While many of the concepts presented would provide for the required educational components, their configurations and massing compromise the educational program and create greater impacts to the neighborhood. Several options for the location of the gymnasium relative to the existing School, Park, Cabot Street and Cabot Street residences were also evaluated. Although the CSBC voted to support the proposed design on April 5, 2016 (presentation attached), the City carefully listened to a few concerned citizens' opinions regarding the exterior views created by the location of the gymnasium in the proposed design. The City paused the progress of the project to re-evaluate and explore options that had been previously considered but rejected to see if there was a way to improve upon the concerns of these neighbors. Refer to the attached letter dated May 6, 2016. On June 2, 2016 the CSBC and DRC held a public meeting at the Cabot School to evaluate the current design as well as an alternative design that consolidated program spaces into one large mass on the northern side of the site. The presentation is attached. The discussion debated the advantages and disadvantages of both designs with the emphasis on the educators weighing in on the impact to the educational program, students and staff. While the educational program could be physically met in the alternative design there were significant compromises to the overall educational program. It was determined that the current design is the most appropriate solution resulting in the proposed site plan organization and building massing which afford the following significant benefits:

- Provides the best solution to the educational program requirements and functional needs of the school. Distributing the program around the existing structure reduces internal congestion and noise by separating the high use spaces; gymnasium, library, art, music and cafeteria, while the existing school remains an integral part of the facility and hub of the school.
- Best balances the needs of a modern elementary school with the integrity of the existing historic structure and continue its use as a public school.
- Strengthens the relationship between the adjacent Cabot Park and the school by creating a physical connection extending from the school onto the park resulting in an enhanced public realm providing greater student, pedestrian and public safety.
- Separates vehicular access and flow by providing three drop-off and pick-up zones. Buses are located in a pull off directly adjacent to Cabot Street. Van loading and unloading is located in the front lot accessed from Bridges Street. Parent drop-off and pick-up is accommodated along the drive located at the north side of the site. Further, by directly connecting the school and park property, additional access is available on East Side Parkway on the opposite side of the park. Onsite parking as well as parking on adjacent Bridges Street, Parkview Avenue, and East Side Parkway is also provided.
- Is contextually appropriate to the surrounding residential neighborhood. Program spaces have been situated such that the smaller library mass is located along Bridges Street, the larger gymnasium has been located to front on the large open space afforded by Cabot Park while set back from Cabot Street. The cafeteria and classroom wing mass is located to the north of the original structure. By distributing the program the resulting mass to the north is therefore less dominant. In addition the original school entry is now both visible and accessible directly from Cabot Street.

Based upon the direction on June 2, 2016, the project was presented to the Newton Historical Commission (NHC) on July 28, 2016 (presentation attached) to update the Commission on the project. NHC requested the Proponent to return at the August 25, 2016 (presentation attached) to respond to a few questions brought up at the meeting. The proponent addressed the Commission's requests at the August 25, 2016 meeting. At this scheduled meeting and public hearing, the NHC, by a vote of 4-0:

“RESOLVED to submit comments to Massachusetts Historic Commission in support of the schematic design, as presented, of the addition/renovation of the Cabot Elementary School for the following reasons:

1) The proposed schematic design will preserve and restore the original Cabot School building, which will stand at the core of the new school complex and continue its use as an elementary school for many more years;

2) The proposed additions have been designed to defer to the historic structure in terms of massing, scale, and location, recognizing that the programmatic needs for a modern elementary school must be balanced with the integrity of the historic structure. Members believed this design to be a reasonable compromise with respect to all of the alternatives that were presented and considered;

3) The designers and City are committed to preserving historic elements of the structure and incorporating those elements into the new school.”

A list of attachments is included for easy reference and access to the meetings, presentations and support of the current design which are attached hereto.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The project will preserve the original 1929 building however it does include the demolition of the addition built in 1956 as well as the portable classrooms that were installed in 1991 and 2007. It was determined it was not feasible to maintain the 1956 addition as it did not meet the program and the configuration and placement on the site made it impossible to expand the buildings to meet the educational program and needs of a modern elementary school.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The proposed project will maintain and repair the exterior of the original 1929 building as part of the Cabot Elementary School. Anticipated exterior repairs include masonry, stone work and the cupola. The original windows were replaced in 1985. The project intends to replace these windows with windows that are commensurate with the original window style of the 1929 building. The existing exterior stair at the southeast corner of the building is beyond repair and not code compliant. Therefore it is to be demolished however the project intends to salvage the existing Humpty Dumpty statue and incorporate it into the design. The City will continue to work and consult with Newton Historical Commission during all phases of the project to ensure the appropriateness of the school's rehabilitation while maintaining its architectural integrity in conjunction with the proposed expansion.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Three individual additions to the existing building will be created as previously described above. At locations where additions meet the existing building lighter transparent corners utilizing glass will be created to allow the original building mass to be more visible. The existing masonry and stone facades at the new gymnasium connector and new entry between the existing building and north addition will be left exposed and featured on the interior to further strengthen the view of the original building. Exterior fenestration at the new additions has been designed to create simple, unified elevations distinguishable from the existing building. Proportions, locations and modulation of new windows have been developed to be responsive to the original punched openings in the existing structure.

The project is in the schematic stage of design. Please refer to the Proposed Design attachment for the current elevations and plans of the proposed design.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

Yes, the original 1929 Cabot School Building is under National register Criterion A and Criterion C. The building maintains a moderate level of architectural integrity, although its appearance has been greatly altered by

the installation of historically inappropriate aluminum windows. The City has gone through the local historical commission process. The decision indicated that the building is not in a National Register or local historic district not visible from a public way, is not on the National Register or eligible for listing and is not located within 150 feet of a historic district and contextually similar.

The City will continue to work and consult with Newton Historical Commission during all phases of the project to ensure the appropriateness of the school's rehabilitation while maintaining its architectural integrity in conjunction with the proposed expansion.

What is the total acreage of the project area?

Woodland <u>0</u> acres	Productive Resources:
Wetland <u>0</u> acres	Agriculture <u>0</u> acres
Floodplain <u>0</u> acres	Forestry <u>0</u> acres
Open space <u>2.80</u> acres	Mining/Extraction <u>0</u> acres
Developed <u>3.61</u> acres	Total Project Acreage <u>3.61</u> acres

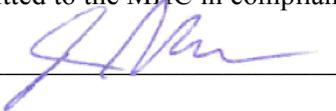
What is the acreage of the proposed new construction? 0.607 acres

What is the present land use of the project area?

The present land use is an elementary school with associated parking and play area on one parcel, and adjacent City property. Cabot Park is on a separate lot where buildings cannot be built on due to a restriction within its deed.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:  Date: 09/13/2016

Name:

Josh Morse, City of Newton, Public Buildings Commissioner

Address:

52 Elliot Street

City/Town/Zip:

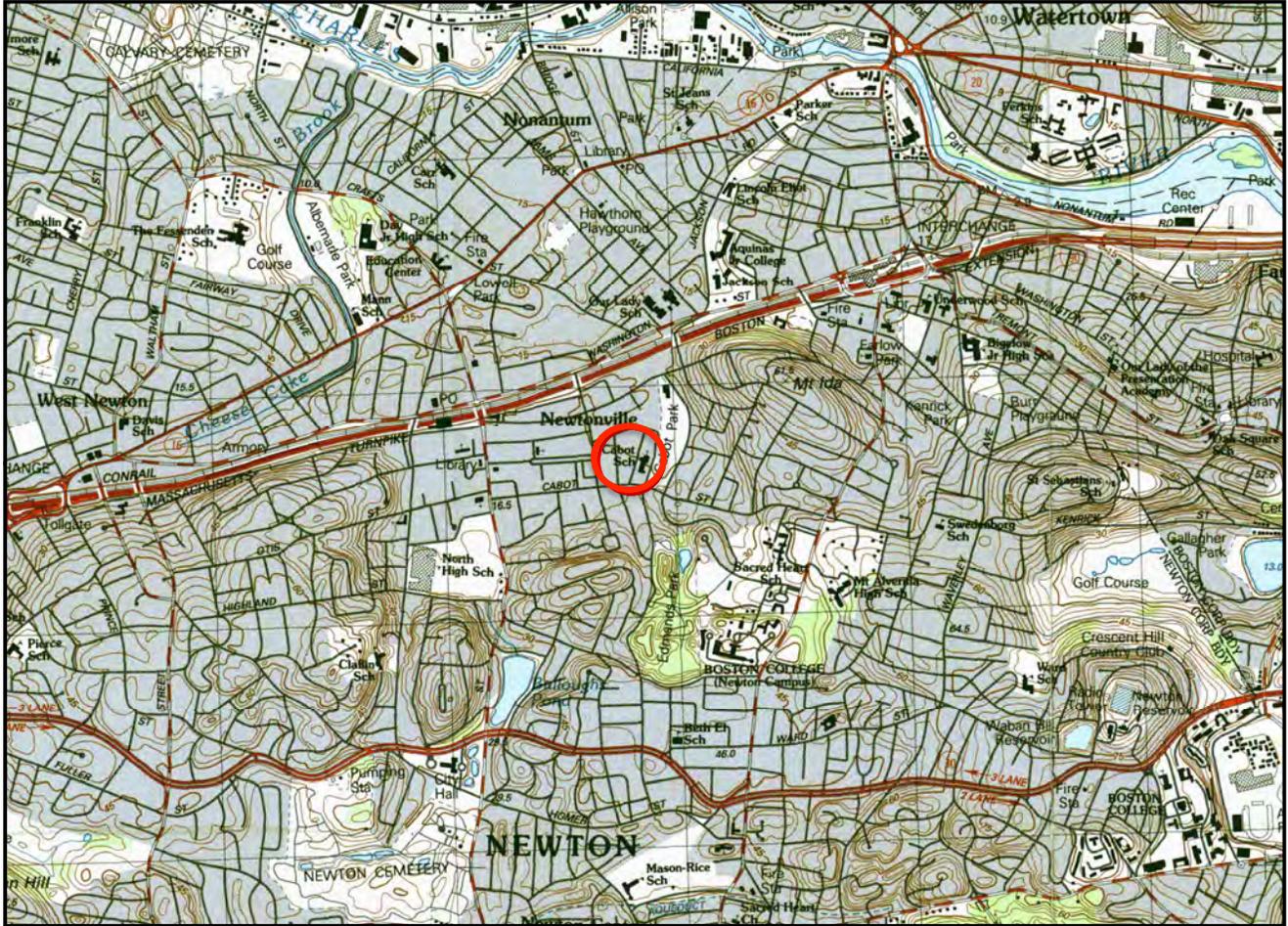
Newton, MA 02461

Telephone:

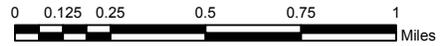
(617) 796-1600

REGULATORY AUTHORITY 950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

CABOT ELEMENTARY SCHOOL USGS Map



U.S. Geological Survey Topographic Map - Newton, Massachusetts



**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

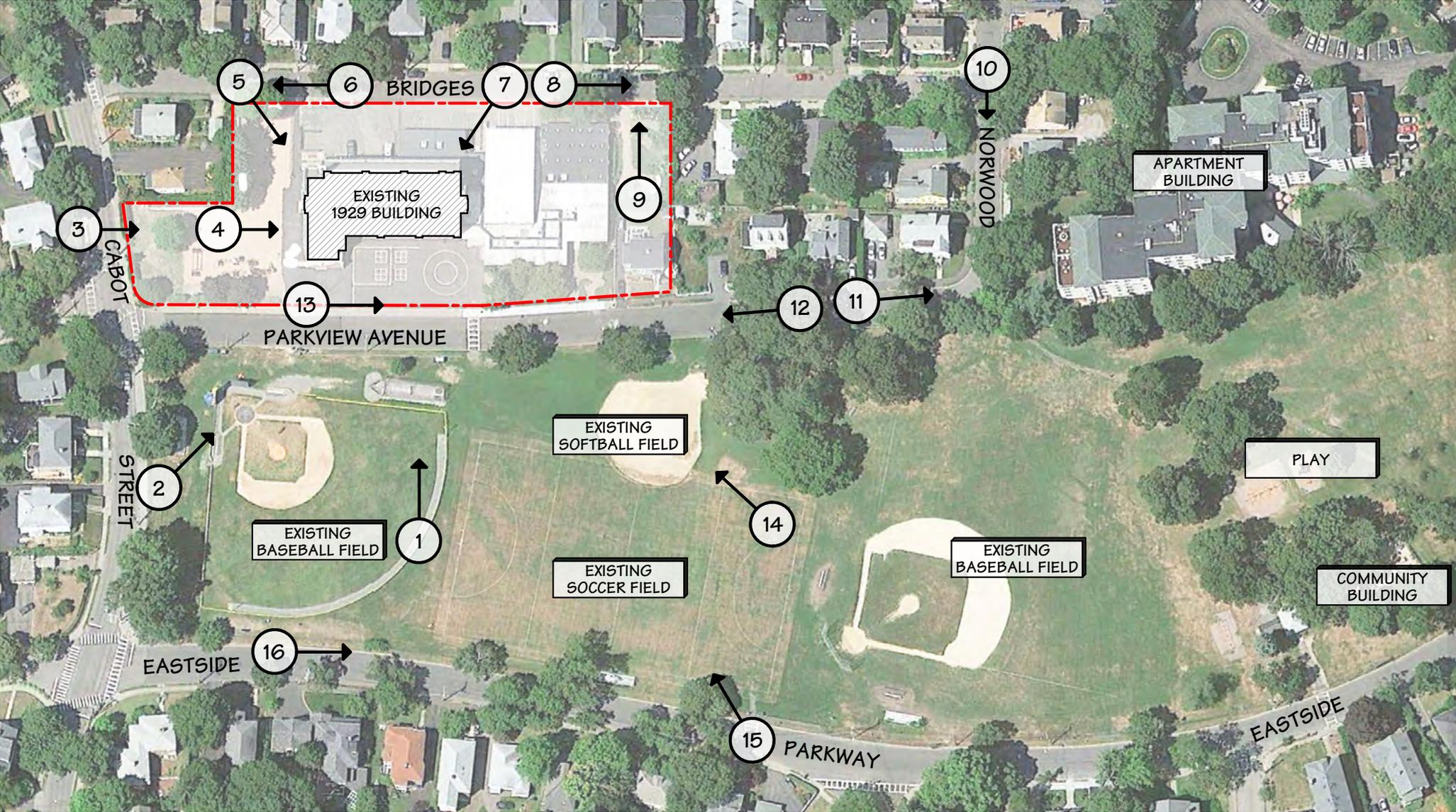
1. Existing images, site plan, key plan
2. Proposed Design
3. Newton Historical Commission, Application for Property Review (04/09/2014)
(Including MHC Form (03/28/2014))
4. Newton Historical Commission Resolution:
Demolition Review Ordinance (05/01/2014)
5. MSBA Final Evaluation of Alternatives (06/11/2015)
6. Newton Historical Commission Resolution & Cabot Portion Meeting Minutes:
Supports current proposal of Cabot School (presentation included) (07/28/2015)
7. Cabot School Building Committee & Design Review Committee Meeting
& Minutes (04/05/2016)
8. Cabot "Re-Design" Consideration Letter (05/06/2016)
9. Massachusetts Historical Commission Letter (07/07/2016)
10. Newton Historical Commission Meeting (07/28/2016)
11. Newton Historical Commission Meeting Presentation & Resolution (8/25/2016)

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

1. Existing images, site plan, key plan



Context Photos | Key Plan

0 40 80  12 September 2016

CABOT SCHOOL
Newton, MA

DiNisco Design Partnership
Limited
architects and planners



1. East Elevation from Cabot Park



2. Southeast Elevation from Cabot Park



3. South Elevation from Cabot Street



4. South Elevation from Existing Playground

Context Photos

CABOT SCHOOL
Newton, MA

12 September 2016

DiNisco Design Partnership
Limited
architects and planners



5. Southwest Elevation from Bridges Ave.



6. South on Bridges Ave.



7. Northwest Elevation from Bridges Ave.



8. North on Bridges Ave.

Context Photos

CABOT SCHOOL
Newton, MA

12 September 2016

DiNisco Design Partnership
Limited
architects and planners



9. West Towards Bridges Ave.



10. East on Norwood Ave.



11. North on Parkview Ave.



12. South on Parkview Ave.

Context Photos

CABOT SCHOOL
Newton, MA

12 September 2016

DiNisco Design Partnership
Limited
architects and planners



13. North on Parkview Ave.



14. View from Cabot Park



15. Southwest on Eastside Parkway



16. Northwest on Eastside Parkway

Context Photos

CABOT SCHOOL
Newton, MA

12 September 2016

DiNisco Design Partnership
Limited
architects and planners

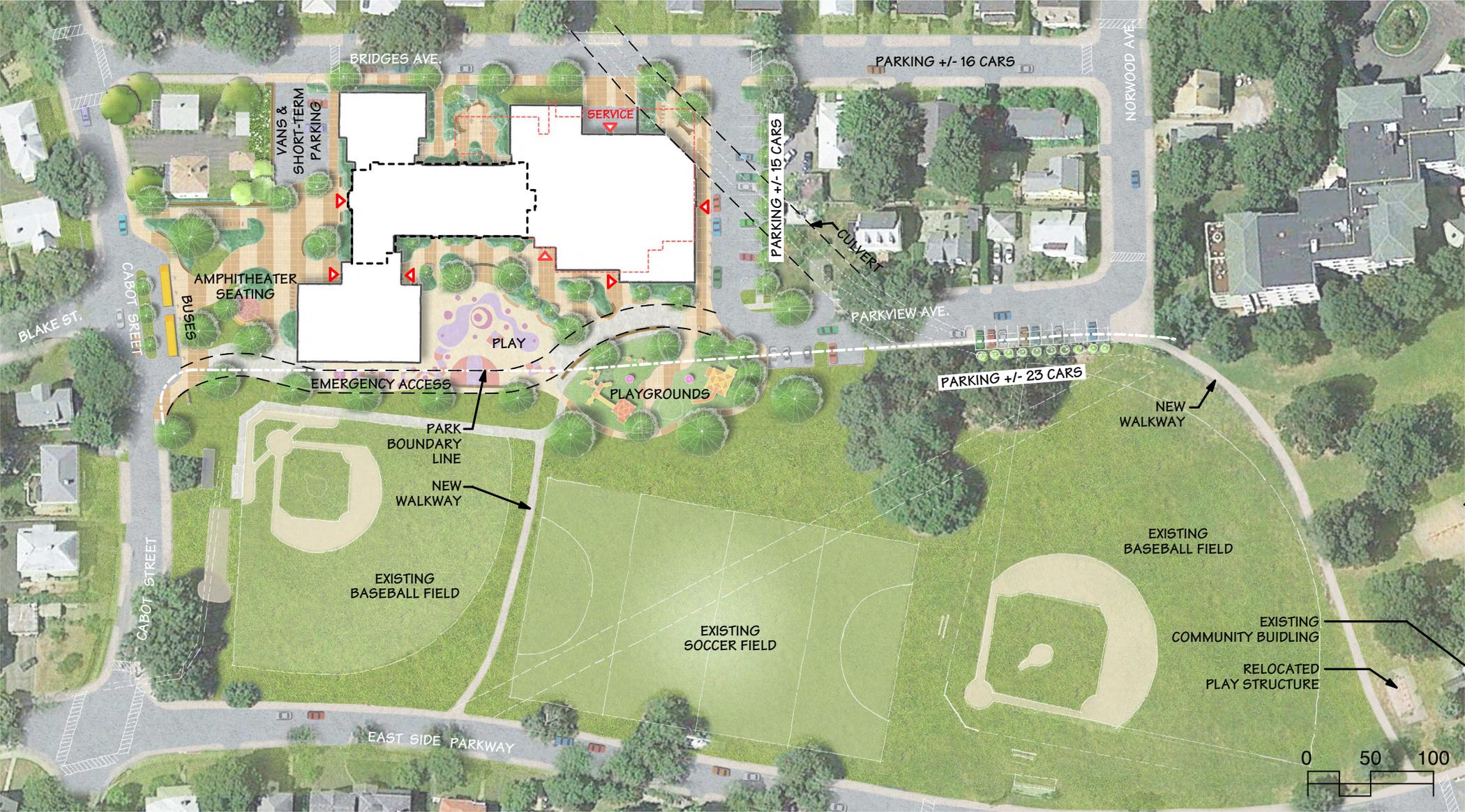
**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

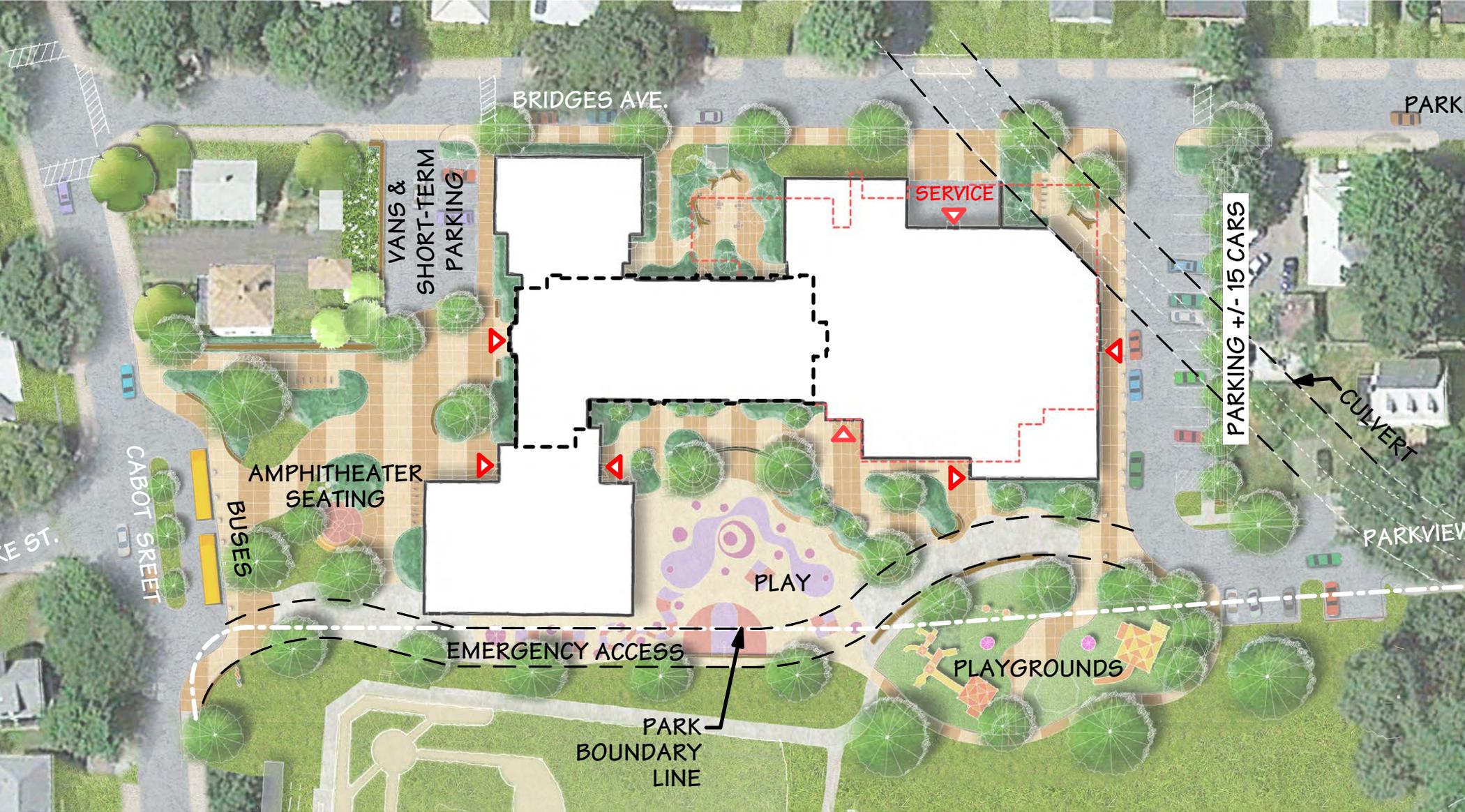
List of attachments

2. Proposed Design

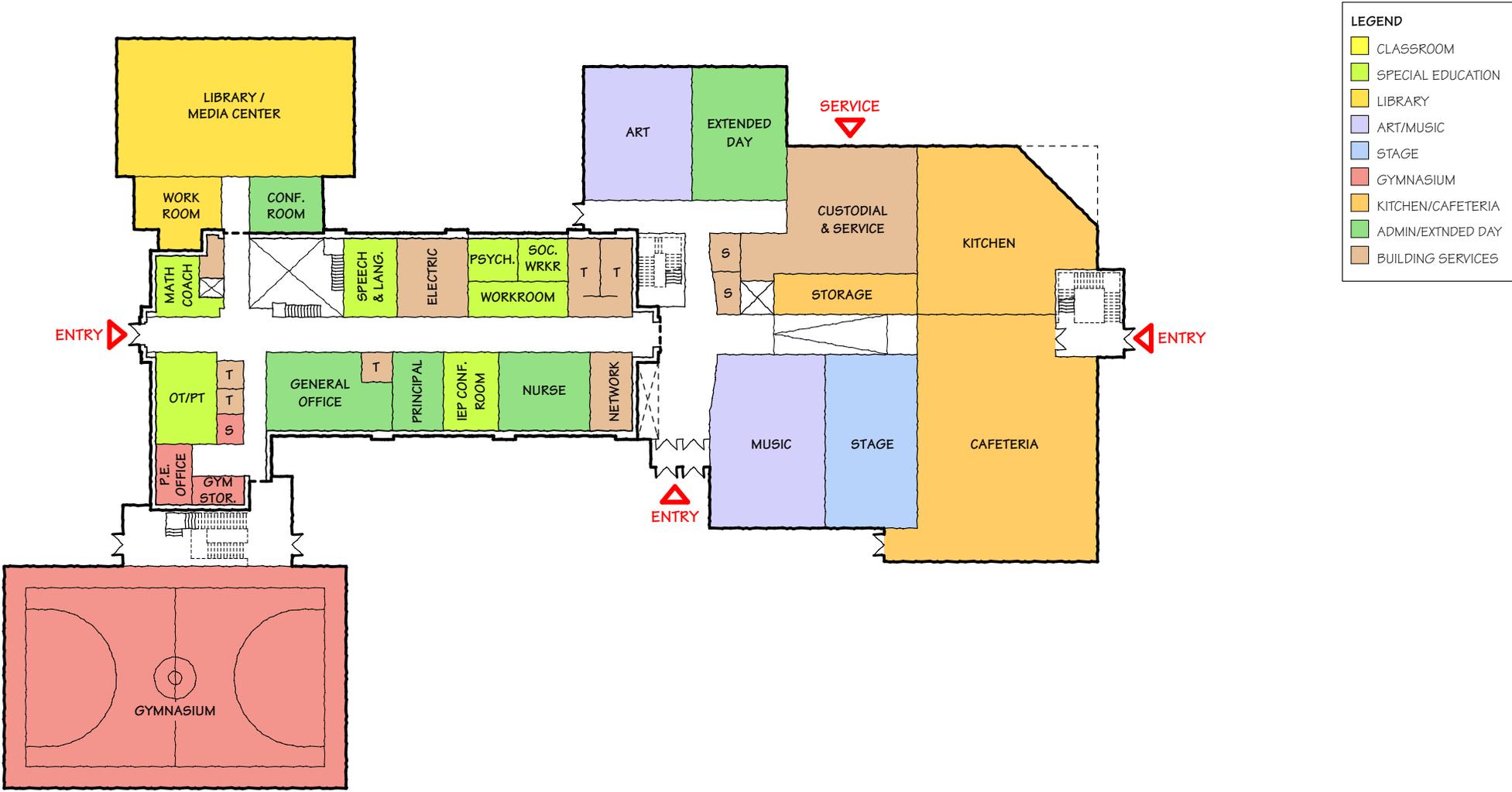
Proposed Site Plan



Proposed Site Plan

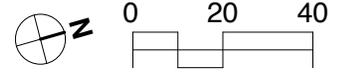


First Floor Plan

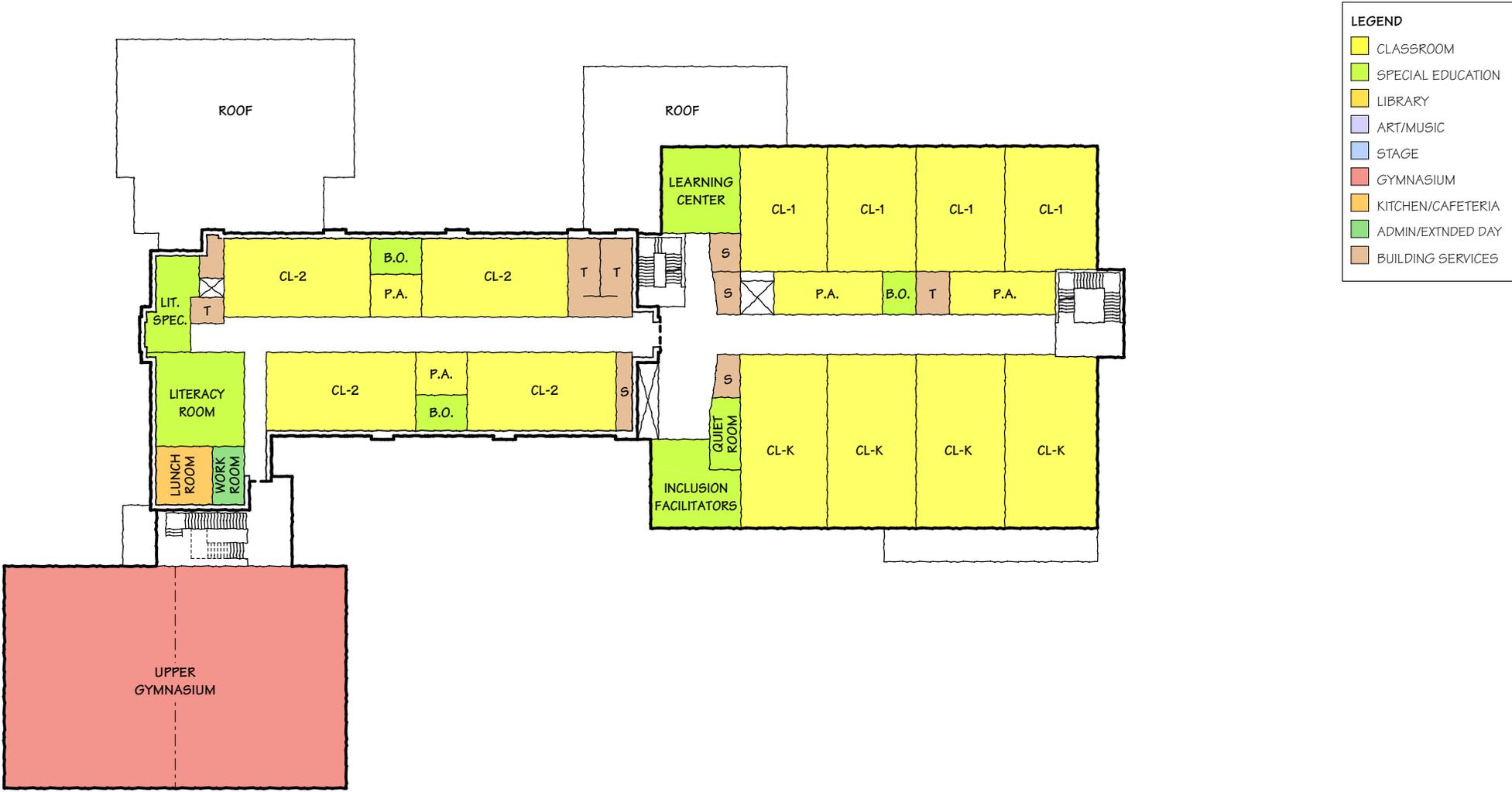


LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES

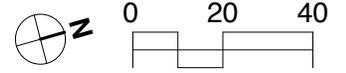


Second Floor Plan

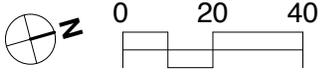


LEGEND

Yellow	CLASSROOM
Light Green	SPECIAL EDUCATION
Orange	LIBRARY
Light Purple	ART/MUSIC
Light Blue	STAGE
Red	GYMNASIUM
Orange	KITCHEN/CAFETERIA
Green	ADMIN/EXTNDED DAY
Brown	BUILDING SERVICES



Third Floor Plan



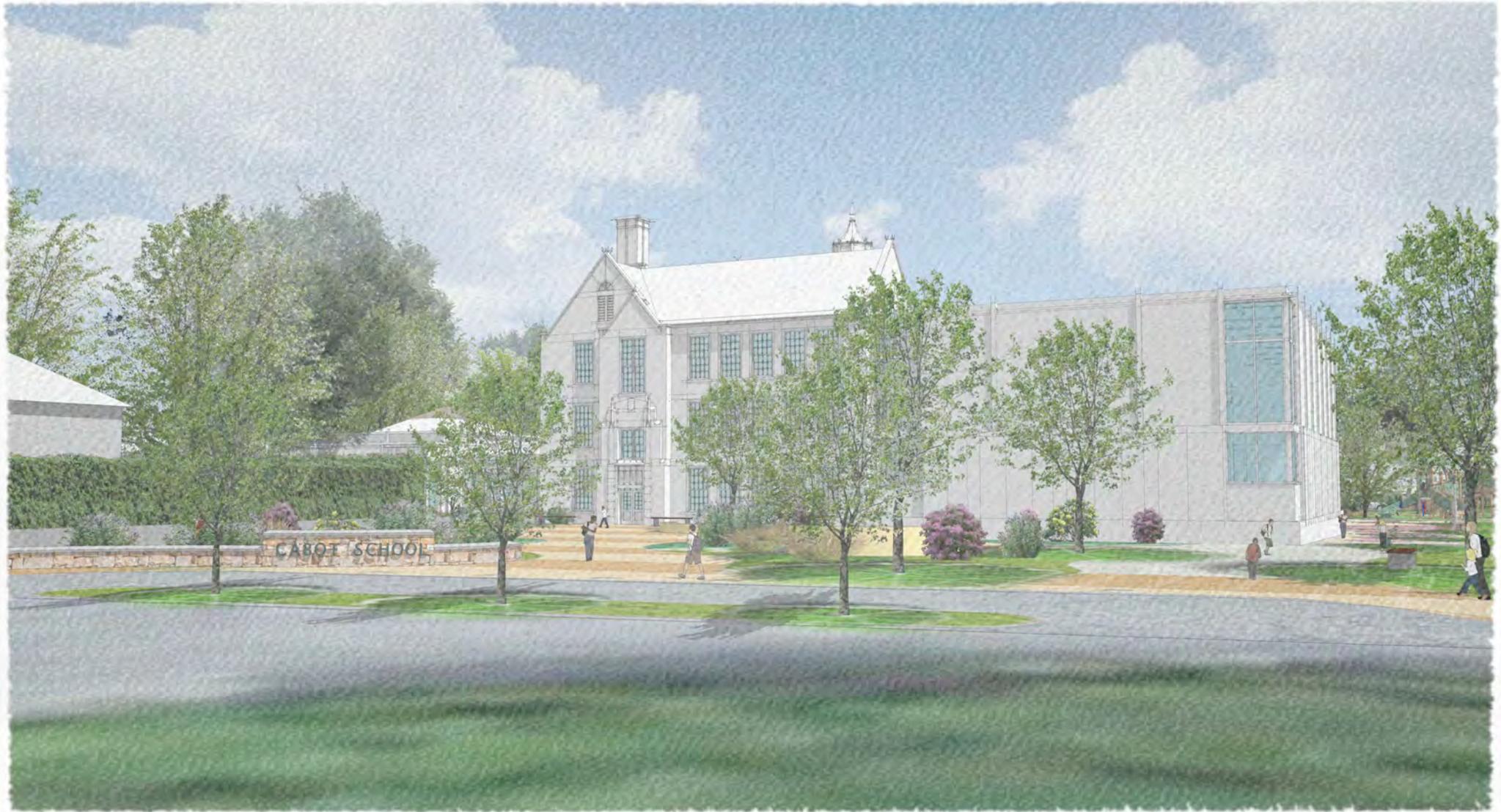
Perspectives

Aerial View



Perspectives

From Cabot Street



Perspectives

From Cabot Street



Perspectives

Gymnasium “Link”



Perspectives

North on Bridges Ave.



Perspectives

Courtyard on Bridges Ave.



Perspectives

South on Bridges Ave.



Perspectives

North Elevation



Perspectives

South on Parkview Ave.



Perspectives

From Cabot Park



Perspectives

Classroom “Link”



Perspectives

From Cabot Park



Perspectives

From 144 East Side Parkway



**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

3. Newton Historical Commission, Application for Property Review (04/09/2014)
(Including MHC Form (03/28/2014))

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

DATE: 9 April 2014
TO: Newton Historical Commission
PROJECT: Cabot School Project
RE: **Application for Property Review**

The Newton Public Buildings Department, on behalf of the Newton School Department, is pleased to provide the enclosed property review application for the above referenced project for the Commission's review and approval. In response to the Statement of Interest submitted by the school department to the Massachusetts School Building Authority (MSBA), the MSBA has invited the school department into the program's Feasibility Study Phase for the Cabot Elementary School Project.

The Cabot Elementary School is the City of Newton's current priority school requiring major renovation or replacement as identified in the City's Capital Improvement Plan. The need to renovate or replace this facility has been further confirmed by the MSBA's ranking of this facility. The MSBA's physical assessment of the school ranks among the highest category for need of renovation or replacement. The evaluation provided by HMFH Architect's "Newton Schools Long-Range Facilities Master Plan" update of November 2011 also ranked the Cabot School in the higher categories for renovation or replacement based on both physical condition and educational space needs.

To meet the increasing enrollment, space demands and physical challenges at the current Cabot School, the City of Newton will undertake a feasibility study in concert with the Massachusetts School Building Authority (MSBA) in accordance with the MSBA school building process.

At this time the Public Buildings Department is requesting a property review by the Newton Historical Commission and a determination to allow for the option to demolish the building in part or in its entirety based on the outcome of the feasibility study which will determine the most appropriate solution to meet the future facility and educational demands at the Cabot School.

Please do not hesitate to contact me should you have any questions regarding this request.

Sincerely,

Joshua R. Morse
Commissioner of Public Buildings

CC Dori Zaleznik, Chief Administrative Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer
Ouida Young, Associate City Solicitor

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Property Owner City of Newton School Department	Address of Property to be reviewed: 229 Cabot Street Newtonville, MA 02460	Phone: 617-559-9400
Primary Contact: Joshua R. Morse, Commissioner of Public Buildings	Address: 52 Elliot Street Newton, MA 02461	Phone: 617-796-1600
Email Address jmorse@newtonma.gov		

I. Type of Structure to be Demolished: (check)

House
 Garage
 Shed
 Non-Residential Building
 Other
 If Other please describe: School Building – Cabot Elementary School

II. Year Property Built 1928 - 1929
 Section: 22
Block: 08
Lot: 0008
 (Can be found in Assessors Database on City's website – www.ci.newton.ma.us)

III. Description of Demolition Requested: please see attached project description and request for demolition option.

IV. Required Documentation to be Included With Application: (check items included)

Photographs of Front, Back and Sides of affected Structure and one of front of addressed building on property for location purposes.
 Assessor's Map Showing Property Location
Incomplete applications may result in a delay in review time.

V. Suggested Additional Documentation: (check items included)

Building Plans **11 X 17 or smaller (Elevations only), recommended**
 Historical Information
 Site Plan
 Product/Material Information
 Photos of neighborhood (**recommended for full demos**)
 Sketches

Home Owner Signature:



PLEASE NOTE: Once the completed application is received, the Preservation Planner has 15 days to determine whether the structure is considered to be historically significant. If you should have questions, please contact the Planning & Development Department at (617) 796-1120.

*This application is **only** for Demolition Review from the Newton Historical Commission. Applicants should also consult the Planning Department to consider other relevant planning and zoning ordinances. Following this review, an application for Plan Examination and/or Building Permit must be completed and submitted to Inspectional Services.*
 Cabot Application

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Property Owner City of Newton School Department	Address of Property to be reviewed: 229 Cabot Street Newtonville, MA 02460	Phone: 617-559-9400
Primary Contact: Joshua R. Morse, Commissioner of Public Buildings	Address: 52 Elliot Street Newton, MA 02461	Phone: 617-796-1600
Email Address jmorse@newtonma.gov		

I. Type of Structure to be Demolished: (check)

_____ House _____ Garage _____ Shed _____ Non-Residential Building _____ **X** _____ Other

If Other please describe: _____ School Building – Cabot Elementary School _____

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 (Can be found in Assessors Database on City's website – www.ci.newton.ma.us)

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 X Historical Information **X** Site Plan Product/Material Information

 Photos of neighborhood (**recommended for full demos**) Sketches

Home Owner Signature:

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Cabot Application

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Cabot School Project Description

The Cabot Elementary School is the City of Newton's current highest priority school requiring major renovation or replacement as identified in the City's Capital Improvements Plan. The need to renovate or replace this facility has been further confirmed by the Massachusetts State Building Authority's ranking of this facility. The MSBA's physical assessment of the school ranks among the highest category for need of renovation or replacement. The evaluation provided by HMFH Architect's "Newton Schools Long-Range Facilities Master Plan" update of November 2011 also ranked the Cabot School in the highest categories of need for renovation or replacement based on both physical condition and education space needs.

The Cabot Elementary School is over 85 years old with original building systems in poor condition. Some mechanical systems are inoperable or not working as intended, resulting in areas over-heating while others have very limited heating. Plumbing is original and beyond useful life, and the number of toilet fixtures is inadequate. Electrical, lighting and emergency systems are also inadequate by today's standards. The building does not have a sprinkler system, and does not meet current accessibility requirements.

The current Cabot School is approximately 43,580 S.F. in size with a current enrollment of 419 students and an average class room size of approximately 790 S.F. The school district's enrollment projections and the MSBA's enrollment analysis both indicate an increase in the district-wide elementary enrollments over the next five years. As a result, the district and the MSBA have agreed on a design enrollment of 480 students for the Cabot School to create capacity and relieve enrollment growth pressure throughout the district. In order to meet the school's need for appropriately-sized academic spaces, and to comply with MSBA guidelines for classroom sizes of approximately 900 S.F., the renovated and expanded or replacement Cabot School is expected to be approximately 76,000 -78,000 S.F. Construction for the renovated or replacement facility is anticipated to begin in the summer of 2017.

Cabot School Feasibility Study

To meet the increasing enrollment, space demands and physical challenges at the current Cabot School the City of Newton will undertake a feasibility study, with the Massachusetts School Building Authority (MSBA) in accordance with the MSBA school building process. At this time the Public Buildings Department is requesting the option to demolish the building in part or in its entirety based on the outcome of the feasibility study which will determine the most appropriate solution to meet the future educational demands at the Cabot School.

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Cabot School Photos



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

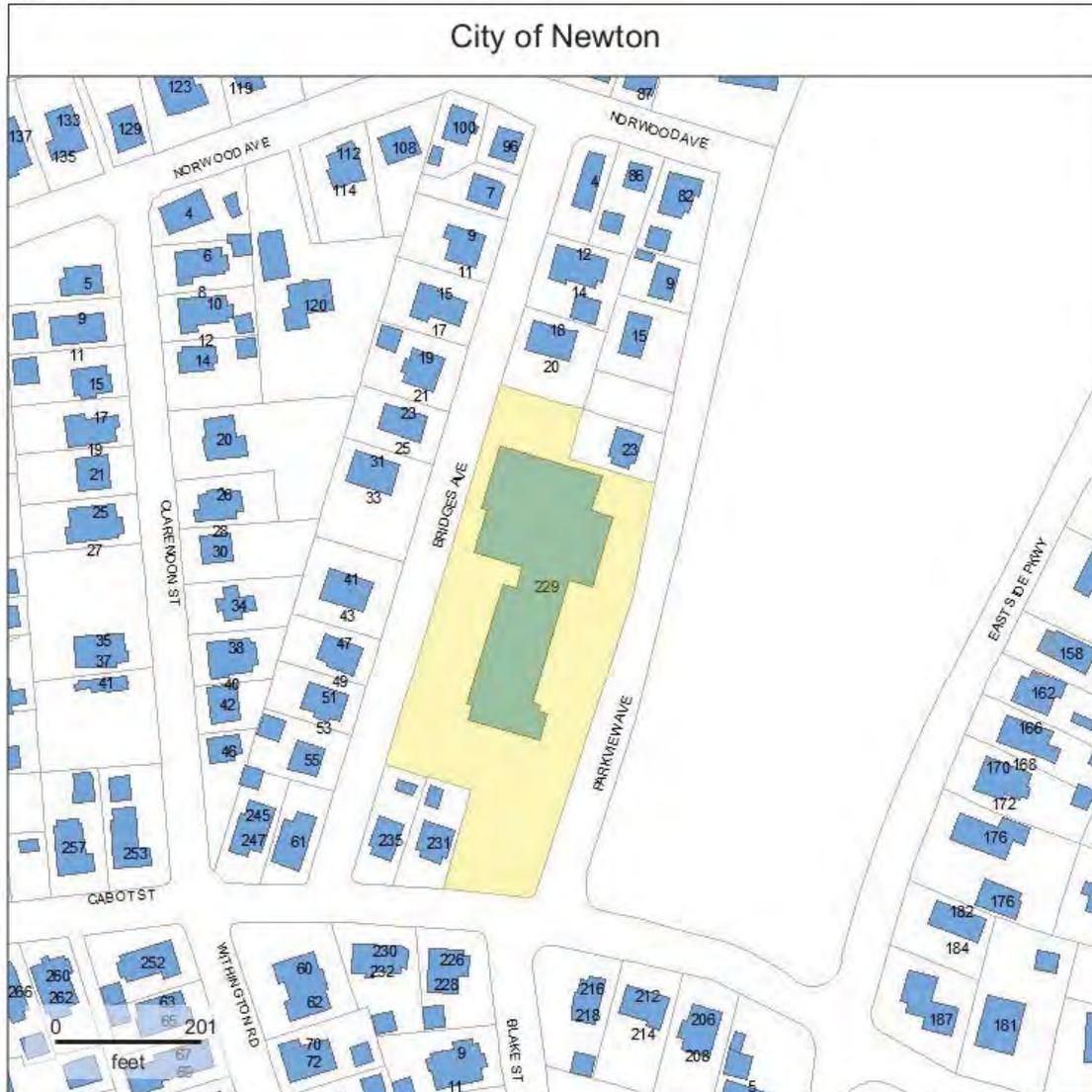


WEST ELEVATION

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Assessor's Map

4/7/2014

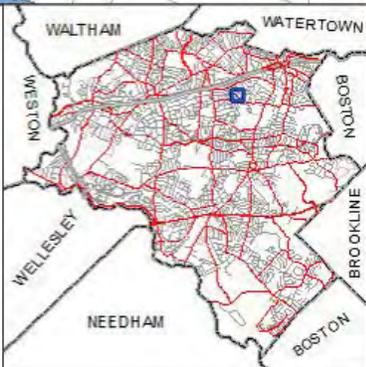


Property ID: 22008 0008
Address: 229 CABOT ST
Owner: CITY OF NEWTON



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

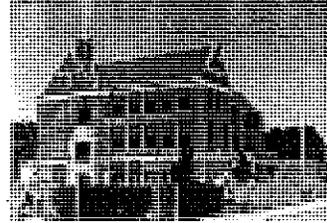
Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessor's Office to confirm boundaries uses at the time of assessment.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: NWT.3634
Historic Name: Cabot School
Common Name:
Address: 229 Cabot St
City/Town: Newton
Village/Neighborhood: Newtonville
Local No: NV-076; 22-008-0008
Year Constructed:
Architect(s): Glaser, Samuel; Greco, Charles Reggio; Hollings, William B. Assoc.
Architectural Style(s): English Revival
Use(s): Public School
Significance: Architecture; Community Planning; Education
Area(s):
Designation(s):



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Friday, March 28, 2014 at 11:38 AM

FORM B - BUILDING

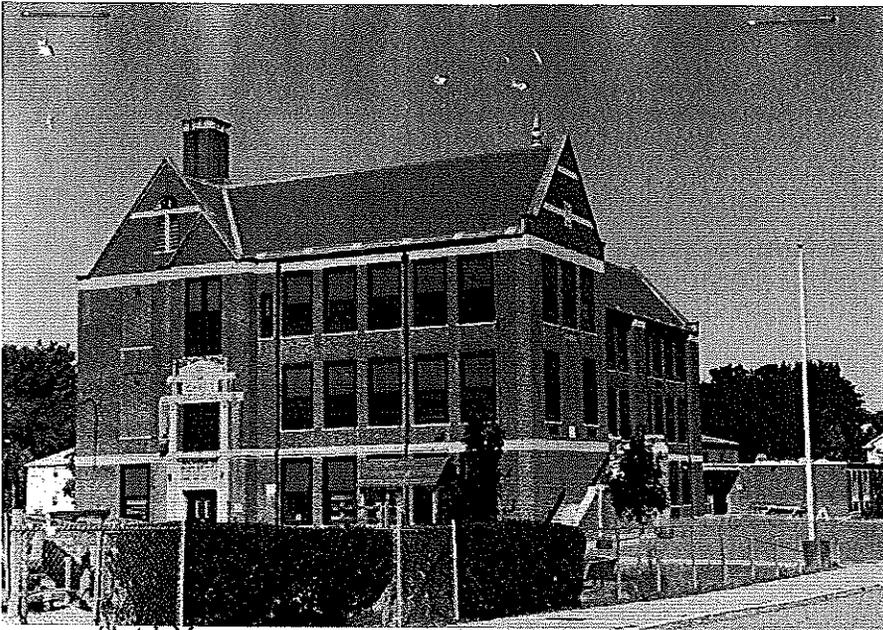
MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MA 02125

Assessor's number
 22/008/0008

USGS Quad
 Boston South

NWT. 3634
 Area(s) Form Number
 3634

Town Newton



Neighborhood or village) Newtonville

229 Cabot Street

Name Cabot School

Present Institutional - School

Original Institutional - School

Construction 1928-1929

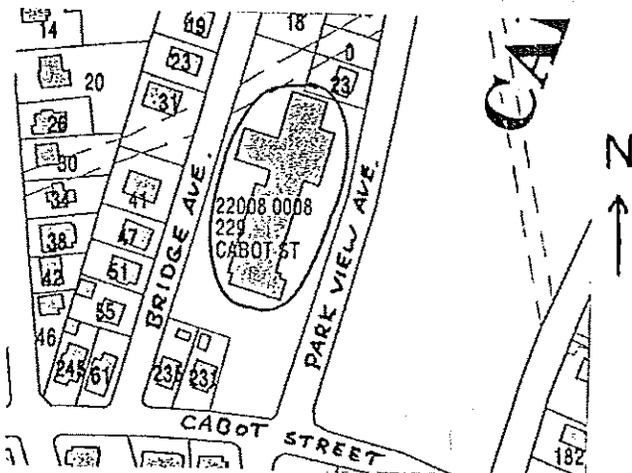
School Department Annual Reports

Style Tudor Revival

Builder Charles R. Greco & W. B. Hollings

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Exterior Material:

Foundation Concrete

Wall/Trim Brick

Roof Slate

Outbuildings/Secondary Structures None

Major Alterations (with dates) addition 1956;
renovated 1974; windows replaced 1985.

Condition Good

Moved no yes Date N/A

Acreage 75,522 sq. ft. - 1.78 acres

Recorded by Kevin J. West

Organization B.U. Preservation Studies Program

Date (month/year) October/1997

Setting Located adjacent to Cabot Park in an early
20th century neighborhood of single and multi-family
homes.

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

NWT. 3634

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Cabot School is another of Newton's small-scale neighborhood schools from the late 1920s. Built in the popular Tudor Revival Style, the three-story, red brick structure is enclosed by steep gable roofs covered with what appears to be slate and topped with a center cupola. The bulk of the building runs on a north-south axis perpendicular to Cabot Street and a shallow, three-story ell projects from the southern end of the rectangular plan. Its minimal ornamentation is executed in cast stone and consists of an elaborate entrance surround, window sills, flat cornice and water table. A small but rather detailed emblem located in the gable of the projecting ell is also made of cast stone.

Metal replacement windows, half the size of the originals were installed in 1985. In an attempt to mask their smaller size, the window frames and upper portions of the original openings have been painted brown.

The smaller, one-story brick addition at the rear, built in 1956, maintains its original fenestration.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

After WW I, many of the large estates that dotted Newton's landscape were subdivided for residential development. With the resulting increase in new home construction and school age population, additional schools became necessary. The Cabot School was built to service a developing neighborhood located between the earlier Underwood and Claffin Schools.

Designed by Charles R. Greco and William B. Hollings Associates, construction began in 1928 and the school was occupied in 1929. Four additional classrooms and a gym/auditorium were built in 1956 and designed by Newton Architect Samuel Glaser.

Like Cabot Street and the adjoining Cabot Park, the Cabot School was presumably named for John Cabot, who settled in the Newtonville area in 1854.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

- City of Newton Public Documents, Public Schools Annual Reports and Financial Tables.
- History of the Newton Schools (by Francis J. Foster, 1973)
- Mikson Homestead Archives
- Massachusetts State Archives
- Newton Public Schools, A Study of Declining Enrollment, 1976

Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

NWT. 3634

FORM B - BUILDING

AREA

3634

FORM NO.

NV-8 NV-076

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



Newton (Newtonville)

Address 229 Cabot St.

Historic Name Cabot School

Present school

Original school

DESCRIPTION

1929

Source water & building dept. records

Style Tudor Revival

Architect Charles R. Greco, William Hollings Associates

Exterior Wall Fabric brick

Outbuildings none

Major Alterations (with dates)

new windows c1980s; rear ell 1956

Condition good

Moved no Date n/a

Acres 64,142 sq. ft.

Setting turn-of-the-century residential

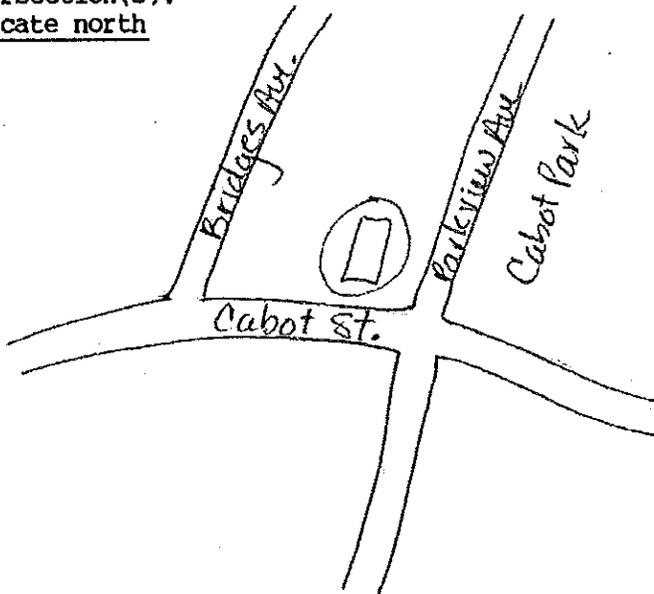
neighborhood

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date January 1987

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Cabot School is another of Newton's small-scale neighborhood schools from the late 1920s (see Hamilton School, Lower Falls; and Ward School, Newton Centre). It is a two story with high basement brick structure enclosed by gable roofs over its L-plan. Its minimal Tudor Revival detail is executed in cast stone and consists of a rather elaborate entry surround, window sills, water table and cornice. As is the case with many other Newton schools, the sash has recently been replaced.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

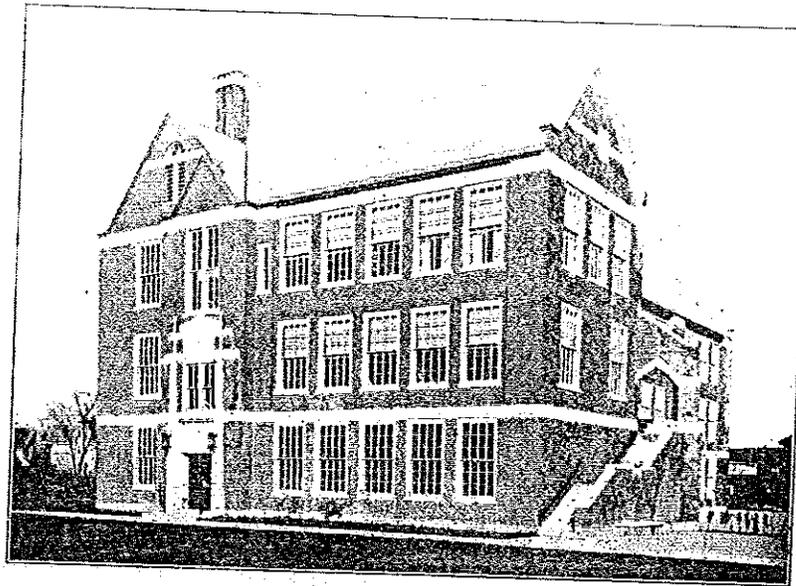
Between 1900 and 1919, no new schools were built in Newton. However, housing sales were brisk and new building was up, particularly in the mid-teens. World War I slowed housing construction for several years, but between 1909 and 1919 school enrollment went from 7,236 to 8,623. New building hit a record high in 1925 and in the following decade the school population increased 27%. By 1939, enrollment in the Newton School System was just over 12,000 and the city had built 14 new school buildings.

The Cabot School was begun in 1928 and occupied in 1929. The architects were Charles R. Greco and William Hollings Associates. Mr. Greco was also the architect for St. Jean's Parochial School on Watertown Street. An addition of 4 classrooms and a gym was designed by architect Samuel Glasser, a Newton resident, and built in 1956.

The Cabot School and the adjacent Cabot playground, were presumably named for John Cabot who came to Newton in 1854 and had a large farm in the vicinity of Cabot Street. During the 20s a number of large estates such as the Towle property (#N-#), which included about 40 acres between Centre and Blake Street, were subdivided, swelling the school population in that district.

BIBLIOGRAPHY and/or REFERENCES

Building Records 229 Cabot Street
 School Committee Reports 1928, 1956
Newton Graphic 10/26/28, 9/6/29

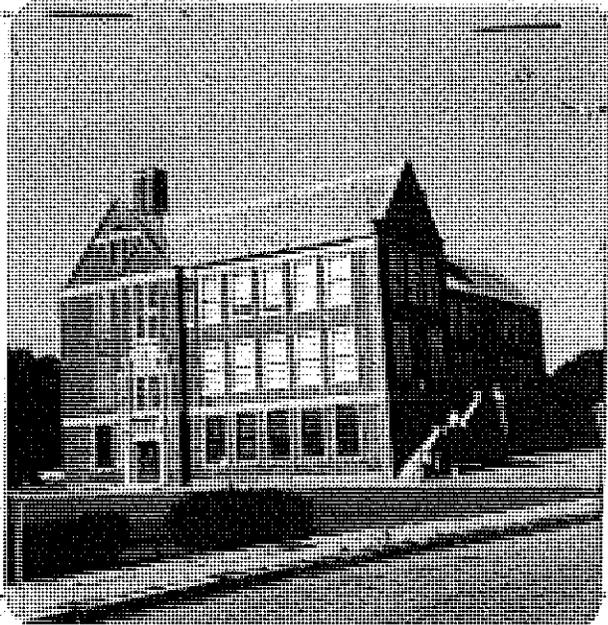


CABOT SCHOOL

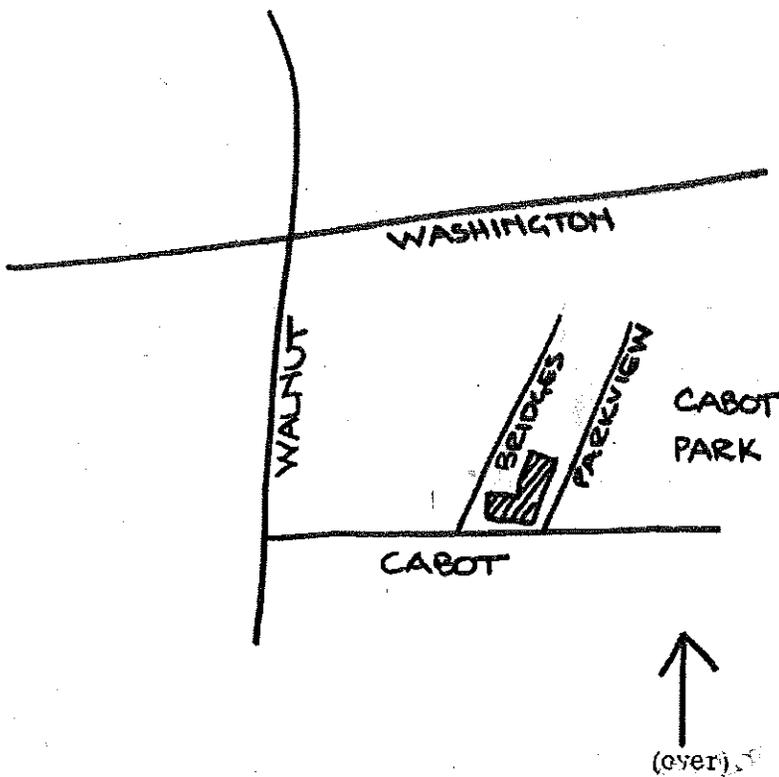
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NWT. 3634 Duplicate
In Area no. 3634
Form no. 2546



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Newtonville PE
Address 229 Cabot
Name Cabot School
Present use school

Present owner Newton

3. Description:

Date 1928

Source outside plaque

Style vernacular (gothic & colonial revival)

Architect _____

Exterior wall fabric red brick

Outbuildings (describe) _____

Other features L-shaped plan; 3 story; gable, slate tile roof; slightly projecting gabled entrance pavillion; (wall dormer); buttness on either side of main door; large, double hung sash window above door; decorative
Altered addition . Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre x

Approximate frontage 45'x125'

Approximate distance of building from street
40'

6. Recorded by Marianne McLoughlin

Organization MAPC

Date 9/14/78

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

- | | | | | | |
|-----------------------|-------|----------------------------|-------------------------------------|-------------------------|-------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | <input checked="" type="checkbox"/> | Religion | _____ |
| Architectural | _____ | Exploration/
settlement | _____ | Science/
invention | _____ |
| The Arts | _____ | Industry | _____ | Social/
humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | _____ | | | | |

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NWT. 3634

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newtonville	Form No:
Property Name: Cabot School	

Indicate each item on inventory form which is being continued below.

Other Features:

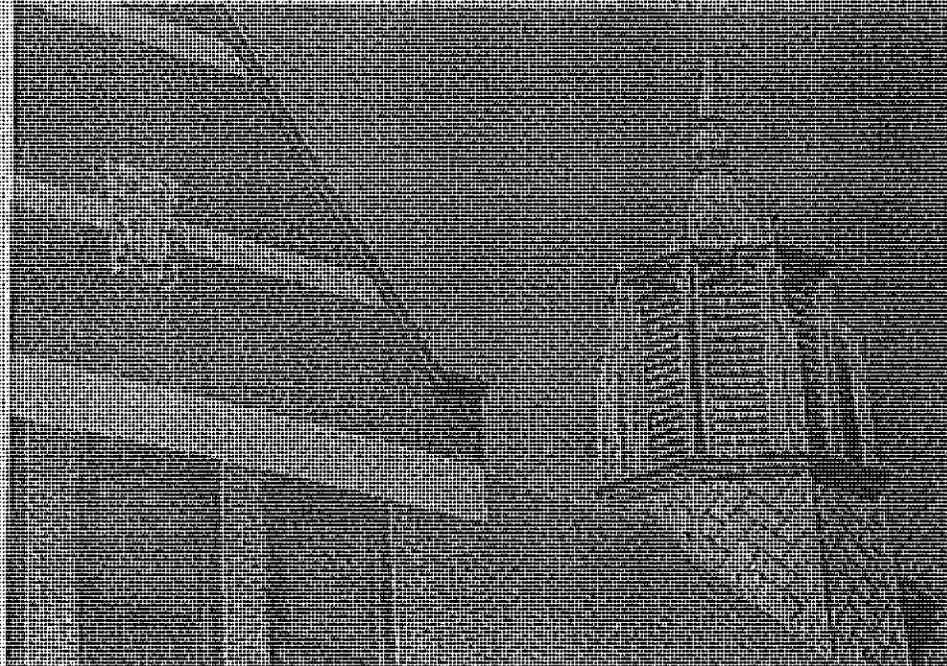
work around door as well as the name of the school; beltcourse.

Staple to Inventory form at bottom

CITY OF NEWTON MASSACHUSETTS

PRESERVATION PLAN

CITY-OWNED PROPERTIES
IDENTIFICATION • EVALUATION • PROTECTION



One of the most oft occurring styles came into being through applied colonial details, early seen in Queen Anne and shingle structures. The Colonial Revival is one of the most popular and long-lived American architectural styles to this day. Usually the number, size and proportion of openings in the facade are repeated on the first and second stories, and foundations are of pre-cast stone. The hipped or gable roof with dormers is a common feature, often flanked by chimneys. Two of Newton's remaining 19th century stables, the **Crafts Street Stable** (1896) and **Water Works Building** on Edinboro Street (1892), are early masonry examples of this style.

The Georgian style in America reflected Renaissance architecture forms common in England, and its subsequent revival style was fueled by patriotic zeal to look to the past for inspiration. Although the sources for these revival styles are based on English architecture of the same period, the main inspiration derives from colonial America. The plan is typically rectangular with symmetrical facades, roofs are often hipped or gambrel (double pitched) sometimes with a central cupola. Eaves have classically detailed cornices and chimneys are placed to contribute to the overall symmetry of the building. The standard form of window is rectangular with double-hung sash; the Palladian window is often used as a focal point. The **City Hall & War Memorial** (1932), and **Levi F. Warren Junior High School** (1927) are high style representations of the Georgian Revival.

The Neo-Classical Revival style is simple in effect, represented by broad expanses of plain wall, and unbroken rooflines. The Greek orders are employed much more often than the Roman, and the windows and doorways are linteled rather than arched. Pedimented porticos are also characteristic of this style. In Newton, the **Police Headquarters** (1932), the **Hyde School** (1907, present: Residence and office), and the **Fire Alarm Headquarters** (1928) are all intact examples of the Neo-Classical Revival style.

In the period between 1890-1940, Tudor Revival was another common architectural style. It was perhaps the most widespread of several medieval styles and is seen principally in the suburbs. In Newton many public buildings, especially schools, were erected in this style. Typical elements include the Tudor arch (flattened pointed), and tall, narrow windows. Most of the Tudor Revival style architecture in Newton is of brick with a slate gable roof. The **Ralph Edgar Angier School** (1919-21), the **Cabot School** (1929), and the **Plummer Memorial Library** (1927) are examples.

7) Art Deco

Art Deco is a decorative design style which, in form, renounced all the various revival styles practiced in the early 20th century. This style is characterized by vertical massing, and

SCHOOLS

PROPERTY NAME	DATE	STYLE	ROOF	WALL/TRIM	FOUNDATION	DEFINING FEATURES
Bigelow Middle School	1968	International	flat	brick	concrete	Auditorium - sculptural cast concrete panels
Bowen School	1952	Moderne	flat	brick	concrete	front entrance
Brown Middle School	1954	International	flat	brick	concrete	multi-colored enameled panels (recently painted brown)
Burr School	1967	International	flat	brick, cast concrete	concrete	sculptural cast concrete panels, chipped limestone facing
<u>Cabot School</u>	<u>1929</u>	<u>Tudor Revival</u>	<u>slate</u>	<u>brick</u>	<u>concrete</u>	<u>Tudor Revival entrance, cupola</u>
Countryside School	1953	Moderne	flat	brick	concrete	brick belt courses and window surrounds
Day Jr. High School	1921	Tudor Revival	flat	brick, cast concrete	concrete	copper capped parapet, entrance facade
Day School	1972	International	flat	brick	concrete	
Franklin School	1938	Colonial Revival	slate	brick	concrete	facade gable, broken pediment and front entrance
Lincoln-Eliot School	1939	Georgian Revival	slate	brick	concrete	arched and full pediments at entrances, cupola
Mann School	1964	Post-War Traditional	flat	concrete - cast & block	concrete	overhanging second floor
Mason-Rice School	1959	International	flat	brick	concrete	window fenestration and vertical frontpiece
Memorial-Spaulling School	1954	International	flat	brick	concrete	window fenestration and bay window on street facade
Newton North High School	1973	Contemporary	flat	brick	concrete	
Newton South High School	1961	International	flat	brick	concrete	
Oak Hill Middle School	1936	Georgian Revival	slate	brick	concrete	16/16 windows, cupola
Pierce School	1951	International	flat	brick	concrete	window fenestration and glass block facade
Ralph Edgar Angler School	1921	Tudor Revival	slate, copper	brick, cast concrete	concrete	Flemish bond brick, buttressed entrances
Underwood School	1924	Tudor Revival	flat	brick	concrete	front entrance and masonry emblem
Ward School	1928	Tudor Revival	slate	brick	concrete	entrance surround, patterned chimney, steep facade gables
Williams School	1950	Moderne - Art Deco	flat	brick	concrete	frontpiece and emblem, auditorium entrance
Zervas School	1954	International	flat	brick, stone	concrete	windows, main entrance stonework

PLANS FOR THE FOLLOWING CITY-OWNED BUILDINGS IN THE CITY OF NEWTON
 ARE AVAILABLE AT THE MASSACHUSETTS STATE ARCHIVES
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

BUILDING	STREET ADDRESS	DATE	CASE/RACK/APART/NO.
Gath Pool Facility	256 Albemarle Road	1964	B/13/61/84359
Angier School	1697 Beacon Street	1919	B/8/23/16015
Zervas Scool	30 Beethoven Avenue	1952	A/1/7/75513
South High	140 Brandeis Road	1958	B/9/93/78612
Memorial-Spaulding	250 Brookline Street	1952	B/9/11/75090
Memorial-Spaulding	250 Brookline Street	1959	B/10/41/75090
Cabot Street School	229 Cabot Street	1973	B/13/9/83797
Cabot Street School	229 Cabot Street	1956	B/9/58/38731
Bowen School	280 Cypress Street	1950	B/9/56/75518
Franklin School	125 Derby Street	1949	B/5/11/74556
Franklin School	125 Derby Street	1954	B/5/11/74556
Ward School	10 Dolphin Street	1927	B/1/50/33890
Ward School	10 Dolphin Street	1956	B/1/50/33890
Williams School	141 Grove Street	1957	B/1/42/33502
Newton Housing Auth.	82 Lincoln Street	1966	X/1/3/81469
North High School	360 Lowell Avenue	1970	B/13/95/84280
Brown Jr. High School	125 Meadowbrook Road	1954	B/9/42/75049
Day School	21 Minot Place	1970	B/13/41/84147
Lincoln-Eliot School	191 Pearl Street	1963	B/10/77/80281
Lincoln-Eliot School	191 Pearl Street	1968	Y/1/2/81975
Lincoln-Eliot School	191 Pearl Street	1973	B/14/45/85167
Burr School	171 Pine Street	1966	X/1/16/81671
Mason-Rice School	149 Pleasant Street	1957	B/9/79/78316
Pierce School	170 Temple Street	1950	B/9/79/78256
Bigelow Middle School	42 Vernon Street	1966	B/10/90/80495
Day Jr. High School	100 Walnut Street	1934	B/5/15/40042
Day Jr. High School	100 Walnut Street	1966	B/13/61/84360
Mann School	687 Watertown Street	1963	B/13/60/84340
Oak Hill Middle School	130 Wheeler Road	1960	B/10/41/79896

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

4. Newton Historical Commission Resolution:
Demolition Review Ordinance (05/01/2014)



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

RECORD OF ACTION:

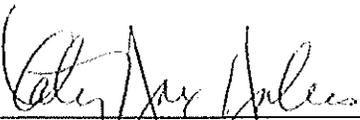
DATE: May 1, 2014

SUBJECT: Cabot Elementary School

At a scheduled meeting and public hearing on April 24, 2014 the Newton Historical Commission, by a vote of 7-0:

RESOLVED to find the Cabot School at 229 Cabot Street preferably preserved in accordance with staff's report on the historic significance of the school building, and for architectural significance and historic neighborhood context.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative</u>	<u>Abstained</u>
Rodney Barker, Member		
Dave Morton, Acting Chair		
Bill Roesner, Member		
Mark Armstrong, Member		
Nancy Grissom, Member		
Jean Fulkerson, Member		
Laura Fitzmaurice, Alternate		


Katy Hax Holmes, Commission Staff

Project#: 1404 0022

Date Received: 4.9.14

City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review

Property Owner City of Newton School Department	Address of Property to be reviewed: 229 Cabot Street Newtonville, MA 02460	Phone: 617-559-9400
Primary Contact: Joshua R. Morse, Commissioner of Public Buildings	Address: 52 Elliot Street Newton, MA 02461	Phone: 617-796-1600
Email Address jmorse@newtonma.gov		

I. Type of Structure to be Demolished: (check)

House Garage Shed Non-Residential Building Other

If Other please describe: School Building - Cabot Elementary School

II. Year Property Built 1928 - 1929 Section: 22 Block: 08 Lot: 0008

(Can be found in Assessors Database on City's website - www.ci.newton.ma.us)

III. Description of Demolition Requested: please see attached project description and request for demolition option.

IV. Required Documentation to be Included With Application: (check items included)

Photographs of Front, Back and Sides of affected Structure and one of front of addressed building on property for location purposes.

Assessor's Map Showing Property Location

Incomplete applications may result in a delay in review time.

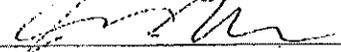
V. Suggested Additional Documentation: (check items included)

Building Plans 11 X 17 or smaller (Elevations only), recommended

Historical Information Site Plan Product/Material Information

Photos of neighborhood (recommended for full demos) Sketches

Home Owner Signature:



PLEASE NOTE: Once the completed application is received, the Preservation Planner has 15 days to determine whether the structure is considered to be historically significant. If you should have questions, please contact the Planning & Development Department at (617) 796-1120.

This application is only for Demolition Review from the Newton Historical Commission. Applicants should also consult the Planning Department to consider other relevant planning and zoning ordinances. Following this review, an application for Plan Examination and/or Building Permit must be completed and submitted to Inspectional Services.

Cabot Application

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

5. MSBA Final Evaluation of Alternatives (06/11/2015)

PART 3: FINAL EVALUATION OF ALTERNATIVES

FINAL EVALUATION OF ALTERNATIVES

INTRODUCTION

The purpose of the Preferred Schematic Report is to finalize the Preliminary Design Program, summarize the process and conclusions of the Preliminary Evaluation of Alternatives and substantiate and document the District's selection and recommendation for a preferred solution.

SITE ANALYSIS

As stated in the PDP, additional sites for new construction were considered along with the existing Cabot School Site. They include Cabot Park, Edmund Park (Blake Street), 255-257 Newtonville Ave. Newton Public Schools, Education Center (100 Walnut Street), DPW Garage (90 Crafts Street), 48 and 34 Crafts Street, Aquinas College (15 Walnut Street). See the summary table below.

ALTERNATIVE SITE SELECTION MATRIX

		IN CABOT DISTRICT				OUTSIDE OF DISTRICT			
CRITERIA		1	2	3	4	5	6	7	8
<p>Angier ES Comparison: Current usable site: 1.76 acres Reclaimed site area: .08 acres Total size of new site: 1.84 acres Note: SF data does not include reclaimed area for parking and play space.</p>		Existing Cabot site	Cabot Park (101 Eastside Parkway)	Edmunds Park (Blake St)	255-257 Newtonville Ave	Education Center (100 Walnut Street)	PW Garage (90 Crafts Street)	48 & 34 Crafts Street	Aquinas College (15 Walnut Park)
SITE									
	1 Newton village	Newtonville	Newtonville	Newtonville	Newtonville	Nonantum	Nonantum	Nonantum	Nonantum
	2 Walking distance from district center (miles)	0.4	0.6	0.8	0.7	1.0	0.9	0.9	1.3
	3 Size of site (acres)	1.8	11.6	12.7	1.8	3.8	4.1	1.8	6.0
AVAILABILITY & FEASIBILITY	4 Legal restrictions, City owned land	X	X	X	-	X	X	-	-
	5 Site acquisition/legal issues, privately owned land	-	-	-	X	-	-	X	X
	6 Publicly owned	X	X	X	-	X	X	-	-
	7 Privately owned	-	-	-	X	-	-	X	X
	8 Maintains neighborhood 'walkability'	●	●	●	⊙	○	○	○	○
	9 Minimizes busing	●	●	●	○	○	○	○	○
	10 Degree of redistricting required	●	●	●	○	○	○	○	○
11 Optimizes parking and play capacity	●	○	●	○	●	●	○	○	
12 Minimizes building height	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	
13 Does not increase demand for on street parking	⊙	⊙	●	○	●	●	○	●	
COST									
	1 Site acquisition cost	●	⊙	⊙	○	●	○	○	○
	2 Minimizes phasing logistics	●	●	●	⊙	○	⊙	⊙	⊙
	3 Minimizes busing	●	●	●	⊙	○	○	○	○
	4 Reduces need for swing space/busing	●	●	●	⊙	○	⊙	⊙	⊙
	5 Collateral budget implications *	●	●	●	○	○	○	○	○
RECREATIONAL IMPACT									
	1 Minimizes recreational impact	⊙	○	○	⊙	⊙	⊙	⊙	⊙
TOTALS									
	1 Favorability	●	⊙	⊙	⊙	○	○	○	○

within current Cabot district

Each site was eliminated from consideration due to safety and legal issues or displacement of existing facilities that need to be reconstructed in an alternate location. No other sites are available in the city within the Cabot District. Therefore, the Preferred Schematic studies the development of the program on the existing Cabot School site, as it remains the most advantageous building site.

The Cabot School is located at 229 Cabot Street in the Newtonville neighborhood of Newton, MA. The approximately 1.77 acre site is set within a residential neighborhood. To the south, a portion of the property is bounded by Cabot Street, the remainder abuts two residential properties. To the west, the property is bounded by Bridges Avenue, which is a one-way public road and gives access to the limited on-site staff parking area. To the north, the property abuts two residential properties. To the east, the property is bounded by Parkview Avenue, which is a one-way public road and is the location of vehicular drop-off and pick-up of students.

The site is generally flat with the exception of the southern side of the school where Parkview Avenue rises approximately (6) feet to meet Cabot Street. The school playground is located at the corner of Cabot Street and Parkview Avenue. Two homes are located between the playground and Bridges Avenue.

The original 1929 school building occupies the center of the site with a 1956 addition comprised of a ½ sized gymnasium, two classrooms, and undersized library to the north and two large modular buildings housing kindergarten, art, and music. Immediately to the west of school buildings within the site is an asphalt-paved area dedicated to 28 on-site staff and HP parking. To the east are asphalt play areas abutting Parkview Street. To the north is a landscaped garden that is utilized as an outdoor teaching space and amphitheater. To the south are swings and play structures on a mulched landscaped surface.

Cabot Park, located to the east of the school, is available for use by the school for recess and physical education. The park has a little league field, softball field, a baseball field and a multi-purpose field area directly adjacent to the school. The little league field is in excellent condition. The other fields are in fair condition. A community building, playgrounds, tennis, basketball and bocce courts are located in the park north of these fields.

There is a City utility easement to the northwest corner of the property for a buried storm water culvert that begins near Newton North High School and connects through the Cabot School site to Cabot Park. There are no plans to modify or alter this structure or the easement. The site is classified as “public use” under the City zoning and therefore has no specific dimensional limitations.

The Cabot site is not near any wetland areas. Stormwater Best Management Practices (BMPs) are designed to maintain the existing site drainage patterns and site hydrology to avoid downstream wetland and water resource impacts, and impacts to the existing off site public stormwater drainage infrastructure. Any future system will be designed to meet the Newton Stormwater Bylaws and Regulations.

CONSTRUCTION IMPACT

The construction impact on any project must be a major consideration when evaluating a design option. The students at the existing Cabot School will be temporarily relocated off site for the duration of the construction project at the Carr Elementary School at the City's expense. The City expects no impact to the students from the construction methods or phasing of the project. Construction controls and procedures will also be implemented to reduce the impact of construction to the neighborhood. The City has begun the outreach to the immediate abutters to discuss and inform the neighbors of the project and will continue to do so throughout the course of the project development.

CONCEPTUAL ARCHITECTURAL AND SITE DRAWINGS

Conceptual architectural and site drawings for new elementary school and renovation / addition options are included in this section.

DESIGN OPTIONS ANALYSIS SUMMARY

During the Preliminary Design Program phase, the project team collaborated with multiple Newton committees to develop a comprehensive range of site strategy alternatives and evaluation criteria which created a framework against which to objectively assess the relative merits of each option. It was determined that it was not possible to simply renovate the existing school because the building is 50% smaller than the required program area. A number of alternate sites were considered but were deemed unfeasible due to legal issues and less than optimal locations that compromised access and safety. The strategy of renovating the existing facility and constructing an addition was studied at length along with numerous layouts for a totally new school building. After lengthy reviews with the numerous committees, City officials and with community members, the preferred solution for the Cabot School is the renovation / addition option. The renovation / addition option meets the educational program, fits the site and maintains the existing 1929 building as a community resource.

SPATIAL AND ORGANIZATIONAL REQUIREMENTS

A number of spatial relationships and adjacencies were identified as desirable in determining the optimal layout of the building footprint on the site and among the spaces within the building. Refer to Part 4 Educational Program describing preferred spatial organization and adjacencies.

Interior/Building Priorities

- The common/community spaces should be accessible by the public while the classroom areas should be zoned/located to be secured.
- The administration suite should be centrally located and should serve as a control and security point adjacent to the main entrance.
- The stage will abut the cafeteria for performance purposes, and the music room should abut the stage to maximize efficiency of performances and movement of instruments.
- Natural daylight and views should be provided for all occupied spaces.

- Classrooms should be grouped in clusters by grade, and the SPED program should be integrated with other learning spaces.

Exterior/Site Priorities

- Given the proximity to the residential neighborhood scale, the large volume of the gymnasium which cannot have lower story windows should not be located adjacent to residential properties.
- The service area and loading zone should be located as inconspicuously as possible to minimize proximity to the residential properties.
- Separation of parent/vehicular drop off from bus/van drop off is important.
- Clear and safe pedestrian access is a very high priority, given the large student walking population and desire to access Cabot Park for recess.
- 70 parking spaces should be targeted to accommodate current number of faculty and staff. The current parking capacity on site is 28 which is largely inadequate for both current and future staff size. The remainder of existing staff parking is scattered as on-street parking throughout the neighborhood which aggravates safety and congestion in the neighborhood, therefore off-street parking is a priority.
- Most parking will be static during the day, a small amount of short term parking would be beneficial at the front of the school, the balance of parking would be better located near Cabot Park as a shared use.
- Direct access from the cafeteria to Cabot Park's playfield is desirable so students can readily and safely migrate outdoors for recess.
- An exterior gathering space should be provided for students and parents to collect safely while waiting to enter the school in the morning.
- The scale of the massing should be sensitive to the neighborhood context; large unbroken volumes should not be placed adjacent to the smaller scale residential neighbors.

Design Options

Multiple options and iterations were developed to explore the full range of possible configurations of the program on the site. Some options were just subtle variations of a particular strategy which did not represent a substantively different approach. To maintain consistency with previous presentations and discussions with City Committees we have maintained the original numbering system. Therefore, there are some gaps in the sequence of numbers for the design options shown below from the PDP submission.

Design Option 1 Repair / Code Upgrade

Option 1 analyzed the cost of repairing the existing 1929 original building and the existing 1956 addition to the standards of a full renovation of the existing building program areas, mechanical / electrical replacement, and code upgrades. The costs associated with this option are amended to this report and summarized in the "Cost Summary Options" of this section. There are no proposed architectural or site development drawings included herein representing this option, as this drawing exercise

could not depict a viable layout to accommodate the additional 37,514 GSF of program area that would physically fit on the remaining site nor have any organizational layout to reinforce the spatial relationships required by the Educational Program. Therefore, this option has been dismissed by the District as a viable option for the future development of the Cabot School.

Design Option 2 (A.4a) Renovation / Addition

This option maintains the original 1929 Cabot School building and reutilizes the ground floor for the administration, nurse program, special education and minor support services with the classrooms reorganized for the 2nd and 3rd floors. Special education program areas are also interspersed throughout each floor along with miscellaneous building services. The classrooms are organized around a shared “project area” where individual or group activities can be conducted.

There are three individual additions that surround the existing building. The 2-story gym addition is located to the east with a direct relationship to Cabot Park and can be zoned for after-hour activities. The library, literacy room, art and extended day rooms are located to the west as a single story addition. To the north is the remaining academic program on three floors, with the service areas, cafeteria, music and stage on the ground floor. The upper 2nd and 3rd floors are dedicated to the general classrooms and special education programs with miscellaneous support services and teacher’s workrooms.

This planning option attempts to mass the largest portions of the addition to the center portion of the site to lessen the impact to the residential streets, while maximizing the remaining open space for service, access and play areas for the Cabot School.

Design Option 3 (B.4) New Construction

This scheme is a three story new construction organized with the common core area facing Cabot Park for easy access and to minimize the larger program massing facing the residential streets. Supplemented with two grades (K and 1st) on the first floor facing west, the building organization stacks very efficiently with similar program types on each floor. The general classrooms are located to the west to minimize solar exposure and to allow for an architectural expression more consistent with the residential neighborhood. Special education spaces will be interspersed throughout each floor to integrate with the general classrooms.

The gymnasium is located to the west to provide access for after-hour use in conjunction with sporting activities associated with Cabot Park and to minimize the massing to the residential neighborhood.

The overall 3 story massing located to the central portion of the site utilizes the geometry of the site very efficiently while minimizing the building appearance in the neighborhood and maximizing the quantity of open space dedicated to outdoor activities.

Design Option 4 (PDP Strategy 4) Historic Façade with New Construction

The approach to restore and maintain several facades of the 1929 original building and incorporating them into a new building on the same site as described in the Preliminary Design Program was further evaluated and eventually dismissed. It was determined the renovation / addition option was a more beneficial option in restoring the existing building and therefore was the preferred direction.

Notes

Option 2 (A4.a) and Option 3 (B.4) utilize a site plan layout that allows for two “Blue Zone” parent drop off / pick up zones that provide additional capacity and flexibility to mitigate traffic congestion surrounding the school. A separate bus zone is also created to house the potential for three full size buses separate from car and pedestrian traffic. The fundamental concept for the site design planning is to close the existing “Parkview Street” to through traffic, expand the gathering and outdoor play areas and create a strong and safe access to Cabot Park where additional recess areas are available to the school as shared use. Service area is accessed from Bridges Street. A 70 car parking area will be created off Parkview Street and located within Cabot Park as a shared parking facility for the school and the community park. Additional pedestrian sidewalks across Cabot Park will also be created to provide safe access for students and to access supplemental parking along “East Side Parkway”.

BUILDING SYSTEMS NARRATIVE - BASIS OF DESIGN

A detailed building systems narrative is appended to this SECTION.

UTILITY CAPACITY

City water and sewer services are available and have sufficient capacity for all options. There is sufficient electrical and gas service to the site for the expanded size of the new facility. Subsequent to the Preliminary Program Submission, the existing street site utilities have been surveyed to determine their elevations. All major utility connections from the new building will be gravity feed to the street, only the existing lower mechanical room will require ejector pumps for the mechanical room utilities.

PERMITTING REQUIREMENTS

Technical City Agency Reviews

- Building Commissioner
- Fire Protection Officer
- Planning Department
- Department of Public Works
- Board of Health

Anticipate beginning the process: July 2015

Sewer Connection Permit

Anticipate beginning the process: July 2015

Permits

All necessary permit requests will begin in July 2015. A list of these permits include:

Sewer

Water Connection

Electric

Telephone

Cable TV

Fire Department

Health Department

Building Department

CONSTRUCTION ESTIMATE

Refer to the cost estimates appended to this SECTION.

COST SUMMARY OF OPTIONS

Below is the MSBA Summary of Preliminary Design Pricing for a repair / code, renovation / addition and new elementary school options. The options are all based on the same program, however the gross SF of the renovation / addition is slightly larger, due to the inefficiency of the existing building and the required adjacencies in relation to the existing building footprint. Therefore, the cost considerations provided below are based on two options: 1) Renovation/Addition (*Option 2*) and 2) New Construction (*Option 3*), with a comparison cost of repair only (*Option 1*), which does not meet the education program requirements.

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	1. Site 2. Building Takedown 3. Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 1 ⁽¹⁾ (Repair/Code Upgrade)	43,936 GSF	43,936 SF (\$387.15/sf)	0 ⁽¹⁾ (\$0 /SF)	\$475,050	\$17,009,748 (\$387.15/sf)	\$21,262,185
Option 2 (Renovation/Addition)***	84,446 GSF	28,042 SF (\$272.38/sf)	56,404 SF (\$278.91/sf)	1. \$3,607,023 2. \$75,355 3. \$475,050	\$35,989,306 (\$426.18/sf)	\$45,000,000
Option 3 (New Construction)	81,450 GSF	0 (\$0 /sf)	81,450 SF (\$262.15/sf)	1. \$3,688,627 2. \$227,790 3. \$475,050	\$34,749,478 (\$426.64/sf)	\$44,000,000

* Marked up construction costs

** Does not include construction contingency

*** District's preferred option

(1) An additional 37,514 GSF addition is required to fulfill the Education Program for which a cost or layout have not been provided due to the unviability of fitting the remaining addition(s) on the existing site with pre-existing Cabot School buildings.

PROPOSED TOTAL PROJECT BUDGET AND CONSTRUCTION COST

Budget and construction duration for each of the options is included below. The cost estimates for each option performed by AM Fogarty are included in the Appendix of this report. An independent cost estimate was performed by DG Jones to confirm the AM Fogarty estimates.

***Considerations for Construction Cost:**

1. Design capacity = 480 students for Renovation/Addition and New Construction
2. Construction Cost
 - a. CM@Risk for Renovation/Addition and New Construction
 - b. School and site vacated for Renovation/Addition and New Construction
 - c. Demolition & Abatement of the modular and 1956 building addition included for Renovation/Addition and New Construction

- d. Renovation implications include:
- Full compliance with MAAB, seismic, energy and life safety. This translates to significant modifications to the composite steel, masonry / concrete structure including possible foundations, walls (wall bracing), floor slabs and roof reinforcement.
 - Exterior walls are solid masonry and require reinforcing substantial insulation and refinishing of the interior walls to comply with the energy code.
 - In order to achieve the required area for each undersized classroom, the interior classroom subdivision will need to be modified by reducing the number of classrooms within the existing building to accommodate the new classrooms of sufficient size.
 - The cost implications of these renovations exceed the cost of new construction.
3. Project Cost = Construction cost x 25% soft costs
(includes soft costs: FFE, Technology, A/E and OPM Fees and Contingencies)

RECOMMENDATION

The City has been supportive of the Cabot School Project. The Cabot School is the third priority of the City's Elementary School Master Plan.

A thorough review of the existing programs and space needs compared to the existing available spaces and MSBA Space Summary guidelines has been conducted. The District and MSBA have agreed to the requisite spaces to accommodate the Cabot Educational Program.

After a thoughtful and thorough review of the renovation/addition and new construction options for the Cabot School, the District believes a renovation / addition is the best solution to address the educational program requirements while maintaining an existing community resource in the salvaging of the original 1929 school building. The school will be designed with appropriate spaces in line with MSBA square foot guidelines to serve the elementary school community of 480 students in grades K - 5.

Although a renovation / addition to the Cabot School is estimated to be more expensive, it is a cost effective solution to address the educational program, facilitate needs of the Cabot School community, and will be affordable within the overall project budget.

DESIGN & CONSTRUCTION SCHEDULE

The design and construction schedule for the Cabot School is appended to this SECTION.

C A B O T S C H O O L
M A S S A C H U S E T T S S C H O O L B U I L D I N G A U T H O R I T Y

C O N C E P T U A L A R C H I T E C T U R A L
S I T E D R A W I N G S

CABOT SCHOOL

Newton, MA

Feasibility Study

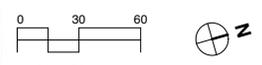
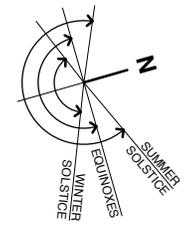
REPAIR / RENOVATION
OPTION 1

SITE PLAN

LEGEND

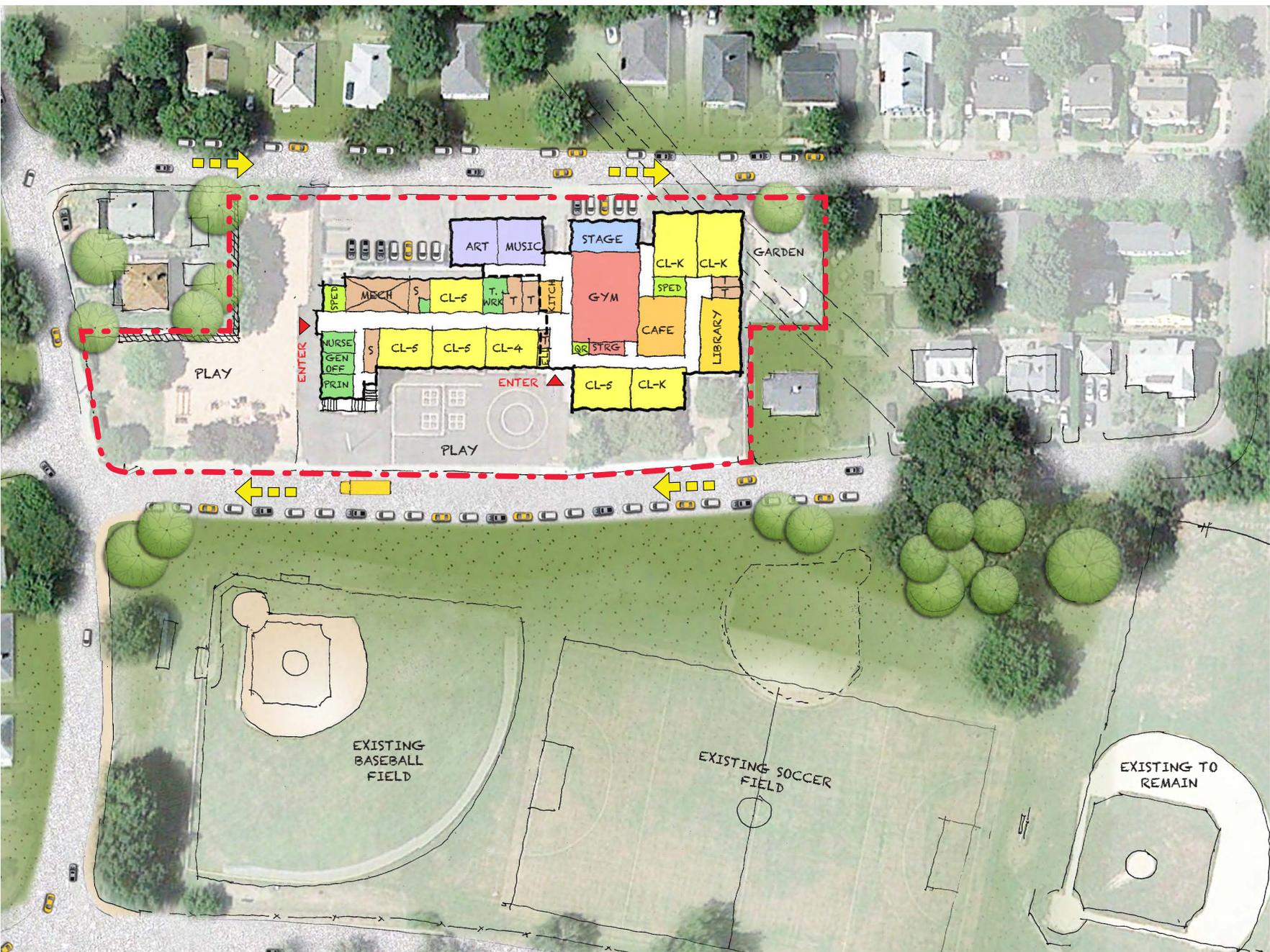
- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTENDED DAY
- BUILDING SERVICES
- LINE OF 1929 BUILDING

SOLAR ORIENTATION



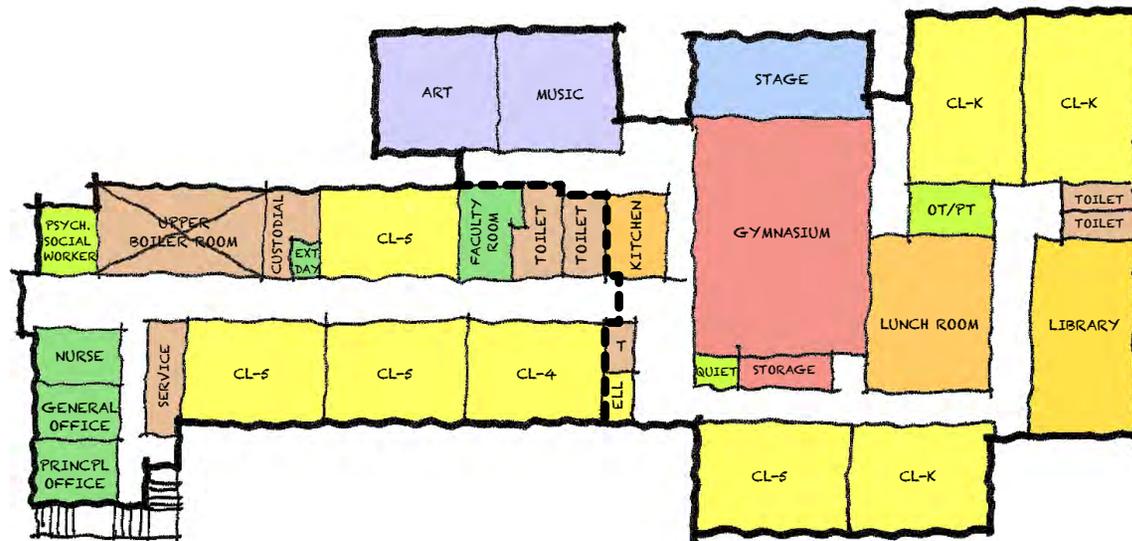
11 June 2015

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**REPAIR / RENOVATION
OPTION 1**

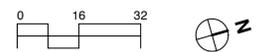
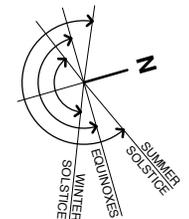
FIRST FLOOR PLAN



LEGEND

Yellow square	CLASSROOM
Light green square	SPECIAL EDUCATION
Orange square	LIBRARY
Purple square	ART/MUSIC
Blue square	STAGE
Red square	GYMNASIUM
Light orange square	KITCHEN/CAFETERIA
Green square	ADMIN/EXTENDED DAY
Brown square	BUILDING SERVICES
Dashed line	LINE OF 1929 BUILDING

SOLAR ORIENTATION



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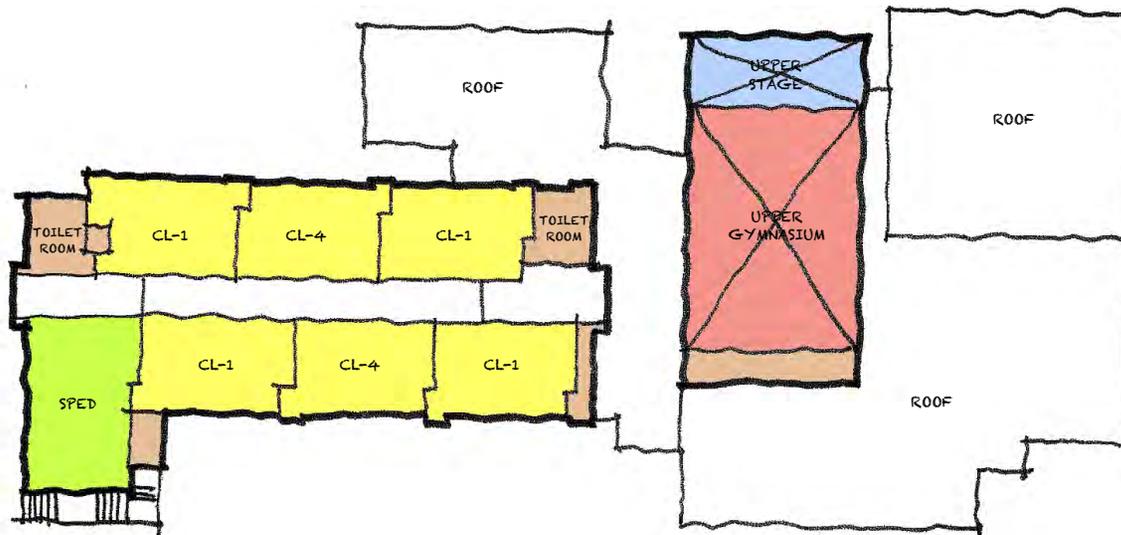
CABOT SCHOOL

Newton, MA

Feasibility Study

REPAIR / RENOVATION
OPTION 1

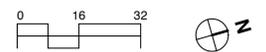
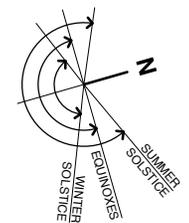
SECOND FLOOR PLAN



LEGEND

Yellow square	CLASSROOM
Light green square	SPECIAL EDUCATION
Yellow square	LIBRARY
Light blue square	ART/MUSIC
Blue square	STAGE
Red square	GYMNASIUM
Orange square	KITCHEN/CAFETERIA
Green square	ADMIN/EXTENDED DAY
Brown square	BUILDING SERVICES
Dashed line	LINE OF 1929 BUILDING

SOLAR ORIENTATION



11 June 2015

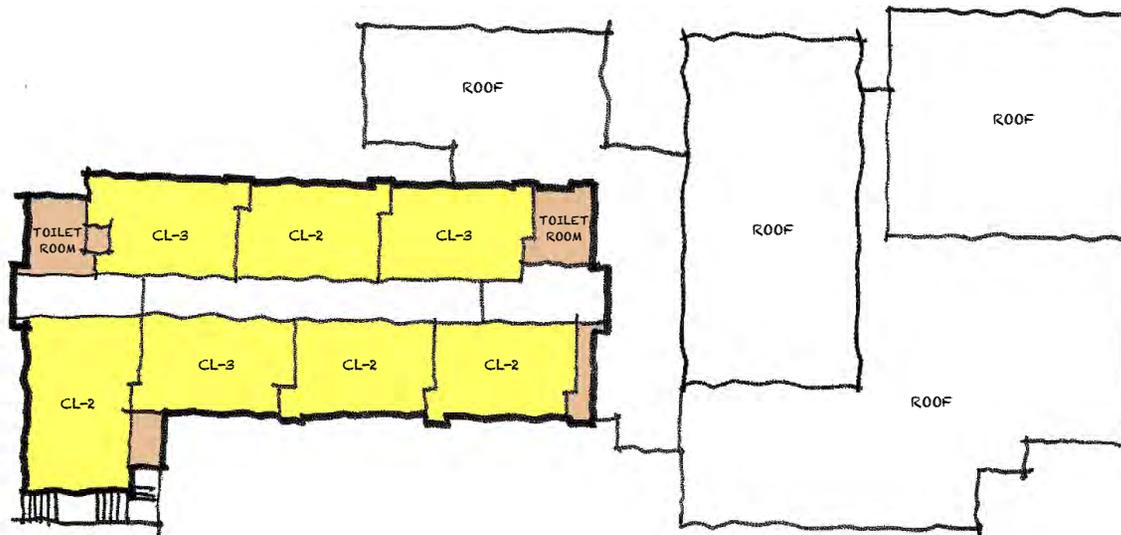
CABOT SCHOOL

Newton, MA

Feasibility Study

REPAIR / RENOVATION
OPTION 1

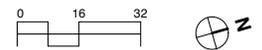
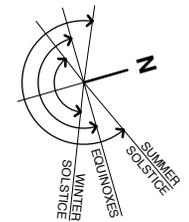
THIRD FLOOR PLAN



LEGEND

Yellow square	CLASSROOM
Light green square	SPECIAL EDUCATION
Orange square	LIBRARY
Light blue square	ART/MUSIC
Blue square	STAGE
Red square	GYMNASIUM
Light orange square	KITCHEN/CAFETERIA
Light green square	ADMIN/EXTENDED DAY
Light brown square	BUILDING SERVICES
Dashed line	LINE OF 1929 BUILDING

SOLAR ORIENTATION



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CABOT SCHOOL

Newton, MA

Feasibility Study

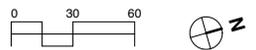
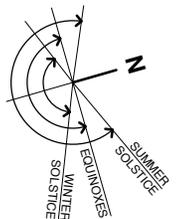
RENOVATION ADDITION
OPTION 2 (A.4a)

SITE PLAN

LEGEND

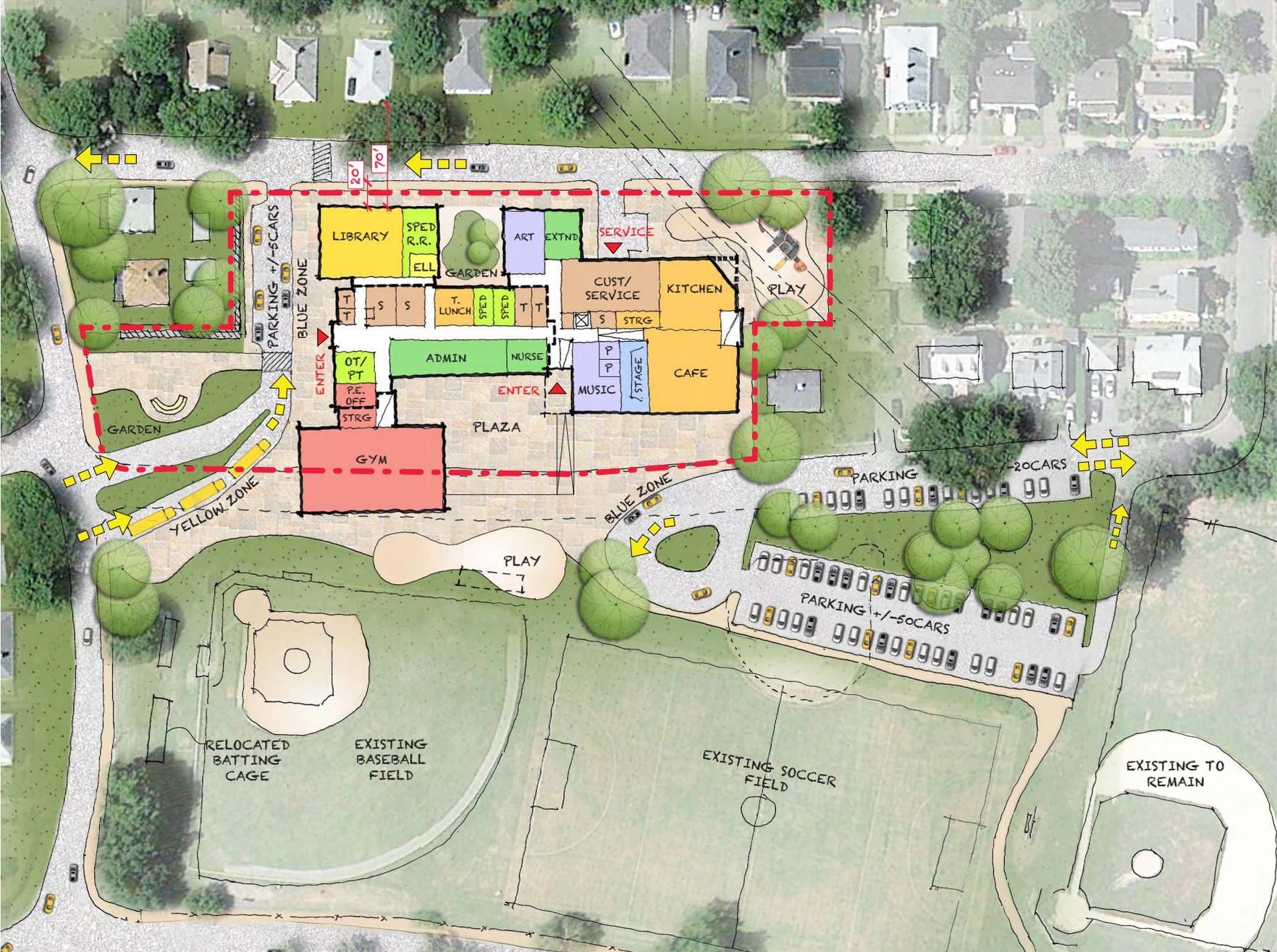
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	SPECIAL EDUCATION
	LIBRARY
	ART/MUSIC
	STAGE
	GYMNASIUM
	KITCHEN/CAFETERIA
	ADMIN/EXTENDED DAY
	BUILDING SERVICES
	LINE OF 1929 BUILDING

SOLAR ORIENTATION



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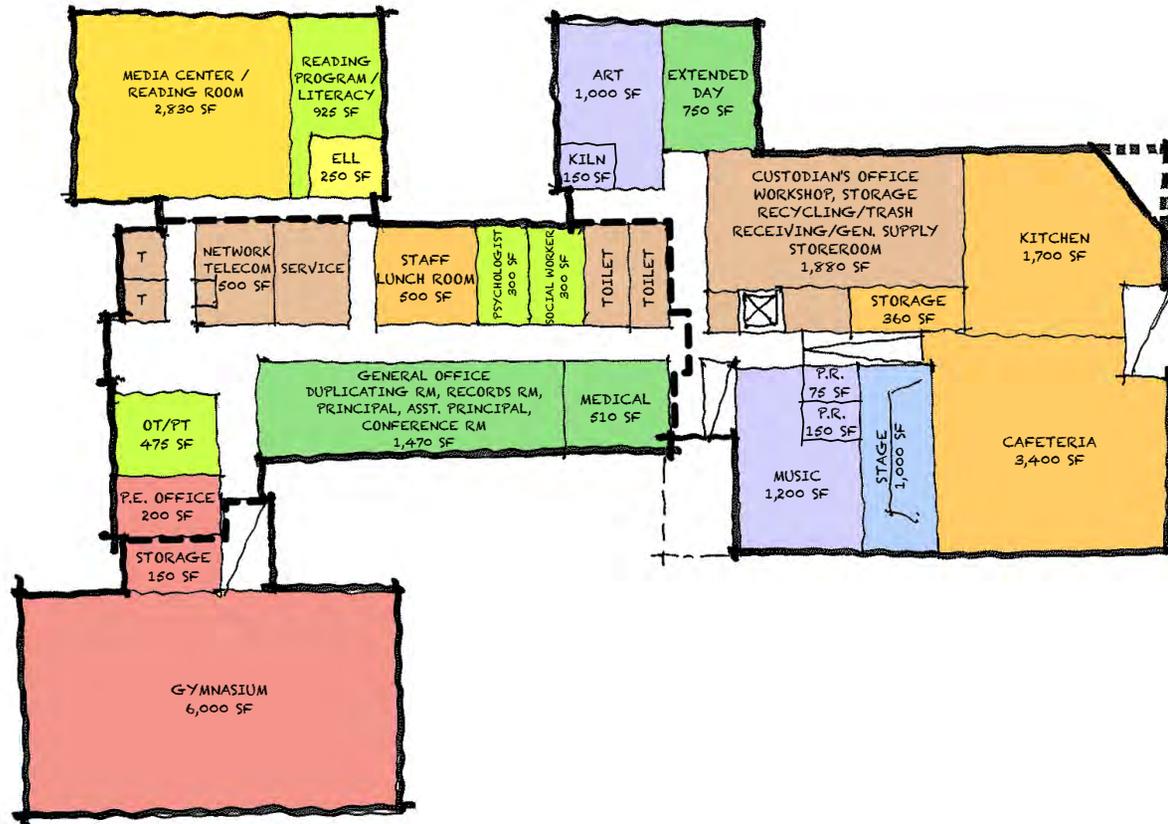
CABOT SCHOOL

Newton, MA

Feasibility Study

RENOVATION ADDITION
OPTION 2 (A.4a)

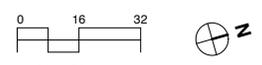
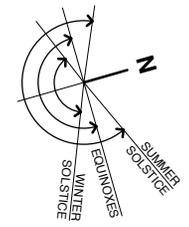
FIRST FLOOR PLAN



LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES
- LINE OF 1929 BUILDING

SOLAR ORIENTATION



11 June 2015

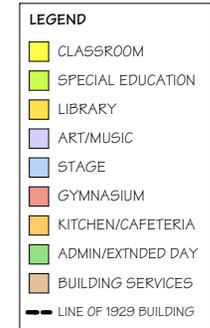
CABOT SCHOOL

Newton, MA

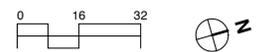
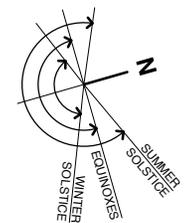
Feasibility Study

**RENOVATION ADDITION
OPTION 2 (A.4a)**

SECOND FLOOR PLAN



SOLAR ORIENTATION



11 June 2015

**RENOVATION ADDITION
OPTION 2 (A.4a)**

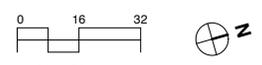
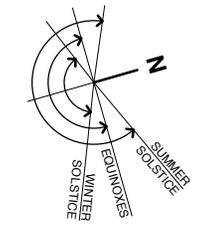
THIRD FLOOR PLAN



LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
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- ADMIN/EXTENDED DAY
- BUILDING SERVICES
- LINE OF 1929 BUILDING

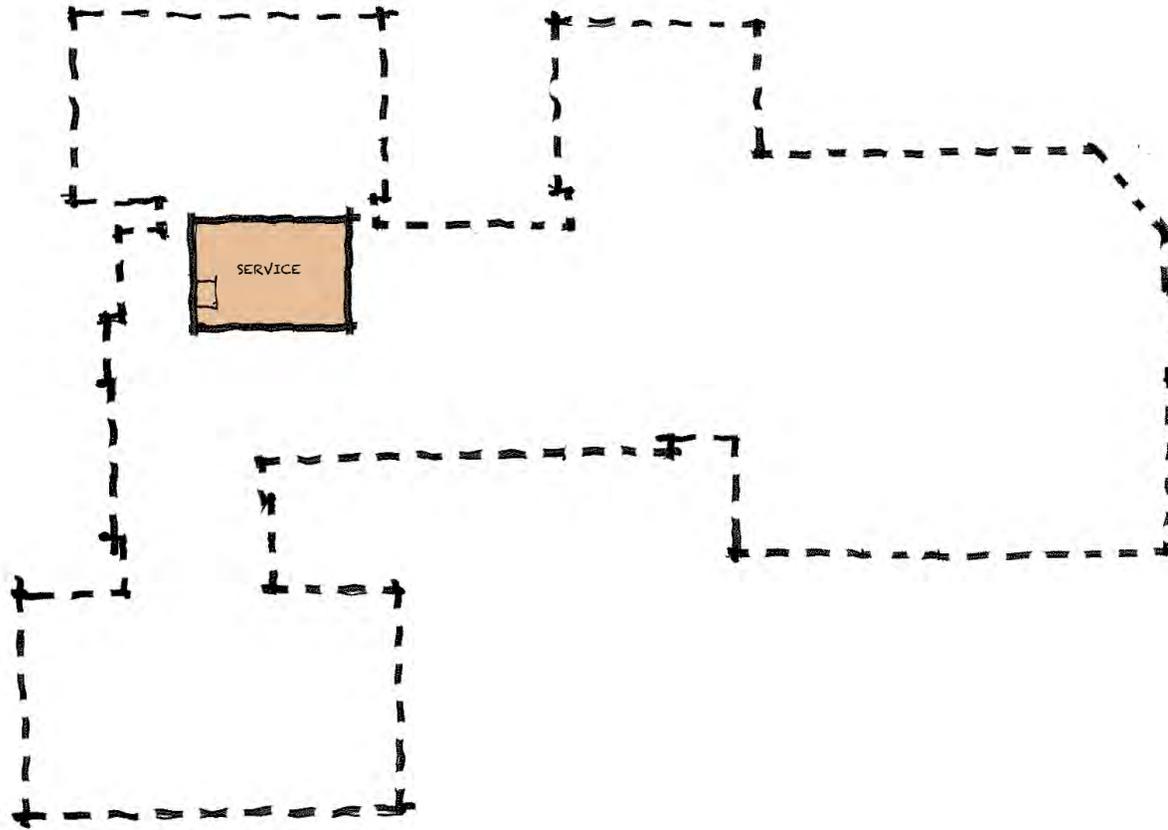
SOLAR ORIENTATION



11 June 2015

**RENOVATION ADDITION
OPTION 2 (A.4a)**

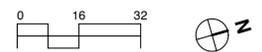
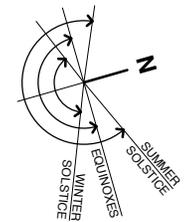
BASEMENT PLAN



LEGEND

	CLASSROOM
	SPECIAL EDUCATION
	LIBRARY
	ART/MUSIC
	STAGE
	GYMNASIUM
	KITCHEN/CAFETERIA
	ADMIN/EXTENDED DAY
	BUILDING SERVICES
	LINE OF 1929 BUILDING

SOLAR ORIENTATION



11 June 2015

CABOT SCHOOL

Newton, MA

Feasibility Study

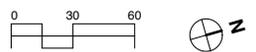
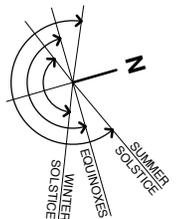
NEW CONSTRUCTION
OPTION 3 (B.4)

SITE PLAN

LEGEND

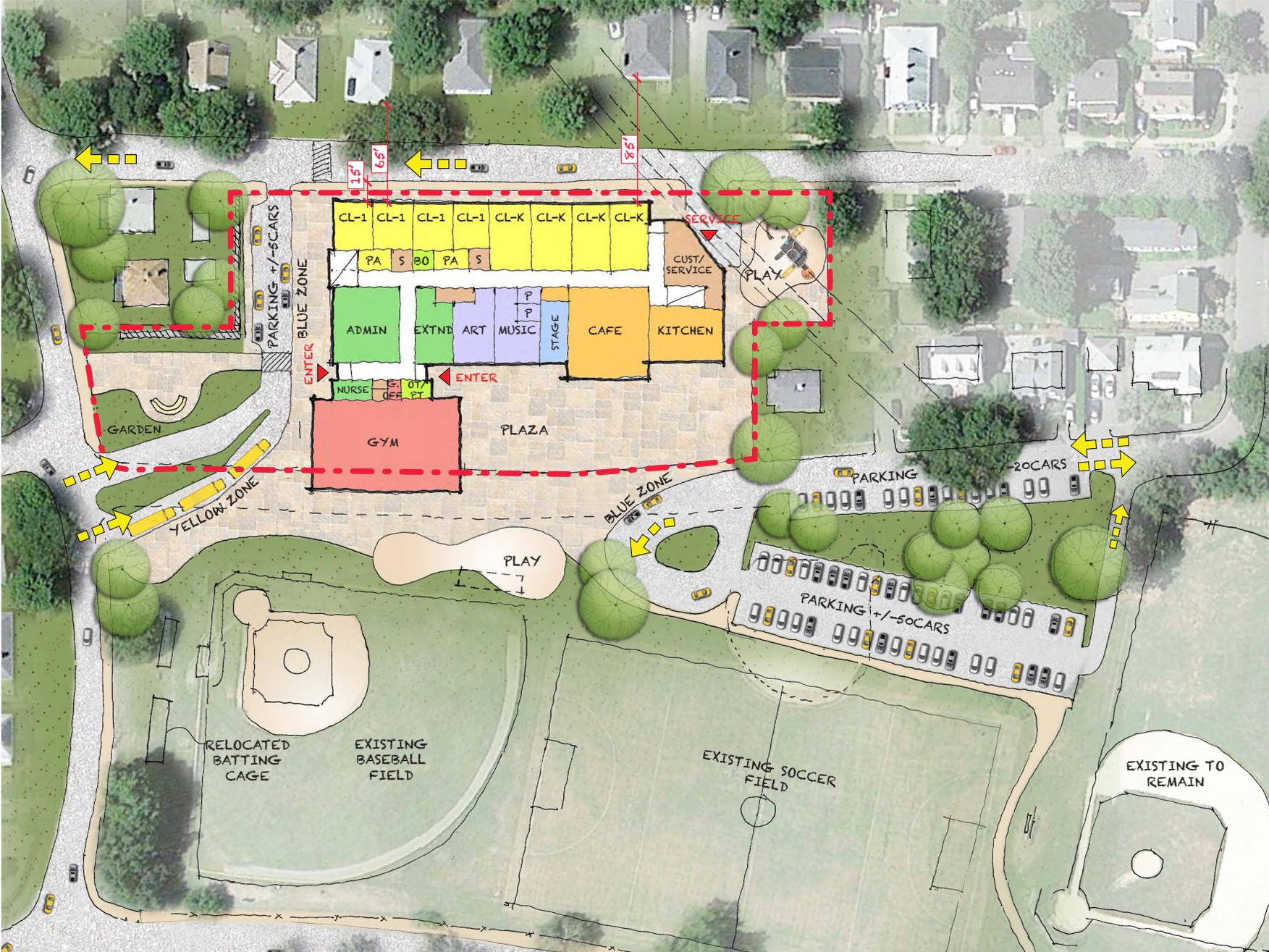
	CLASSROOM
	SPECIAL EDUCATION
	LIBRARY
	ART/MUSIC
	STAGE
	GYMNASIUM
	KITCHEN/CAFETERIA
	ADMIN/EXTENDED DAY
	BUILDING SERVICES

SOLAR ORIENTATION



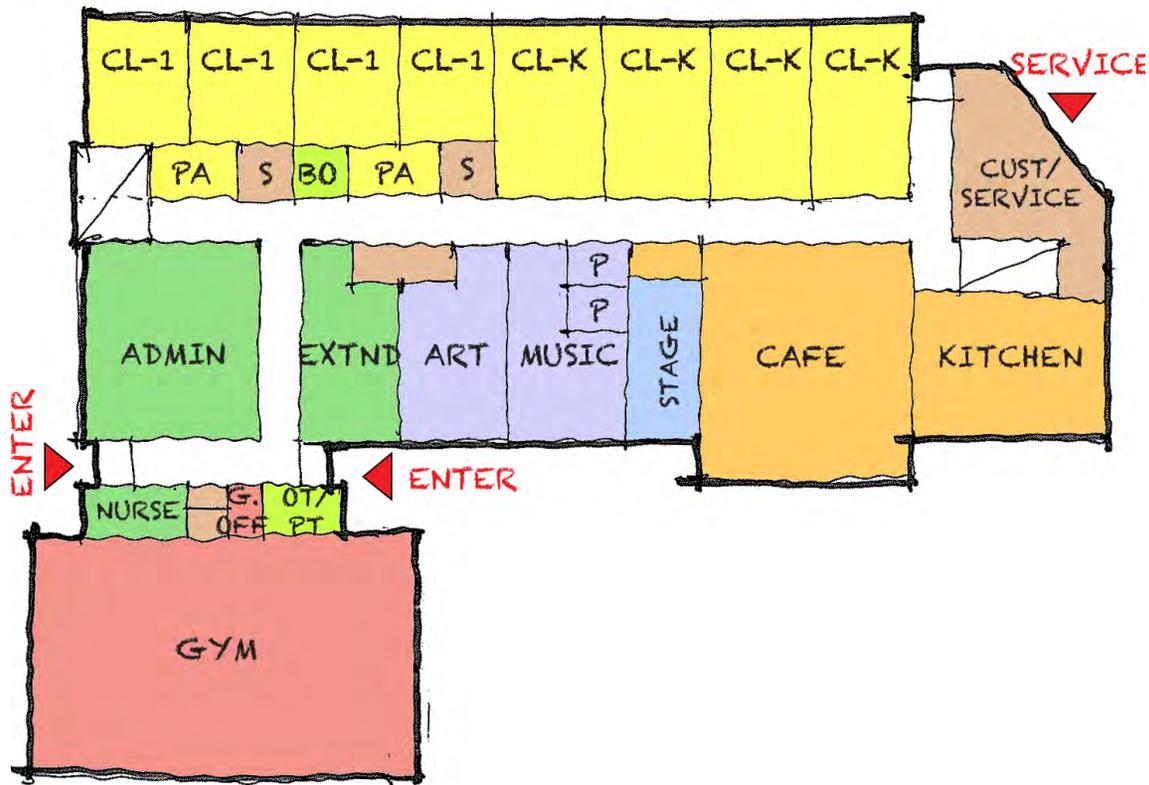
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**NEW CONSTRUCTION
OPTION 3 (B.4)**

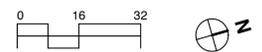
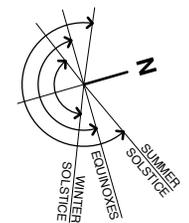
FIRST FLOOR PLAN



LEGEND

Yellow	CLASSROOM
Light Green	SPECIAL EDUCATION
Orange	LIBRARY
Purple	ART/MUSIC
Blue	STAGE
Red	GYMNASIUM
Orange	KITCHEN/CAFETERIA
Green	ADMIN/EXTNDED DAY
Brown	BUILDING SERVICES

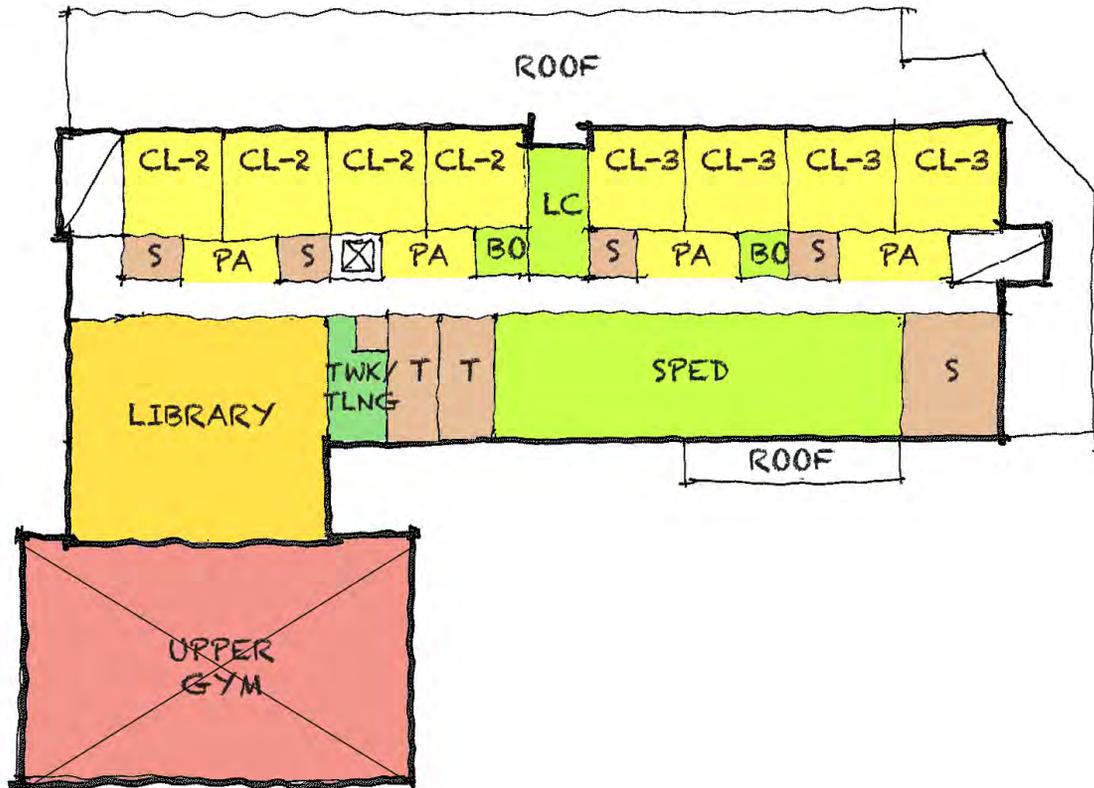
SOLAR ORIENTATION



11 June 2015

**NEW CONSTRUCTION
OPTION 3 (B.4)**

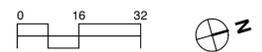
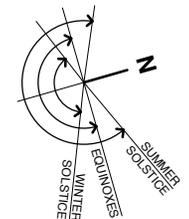
SECOND FLOOR PLAN



LEGEND

Yellow square	CLASSROOM
Light green square	SPECIAL EDUCATION
Yellow square	LIBRARY
Light blue square	ART/MUSIC
Blue square	STAGE
Red square	GYMNASIUM
Orange square	KITCHEN/CAFETERIA
Green square	ADMIN/EXTENDED DAY
Brown square	BUILDING SERVICES

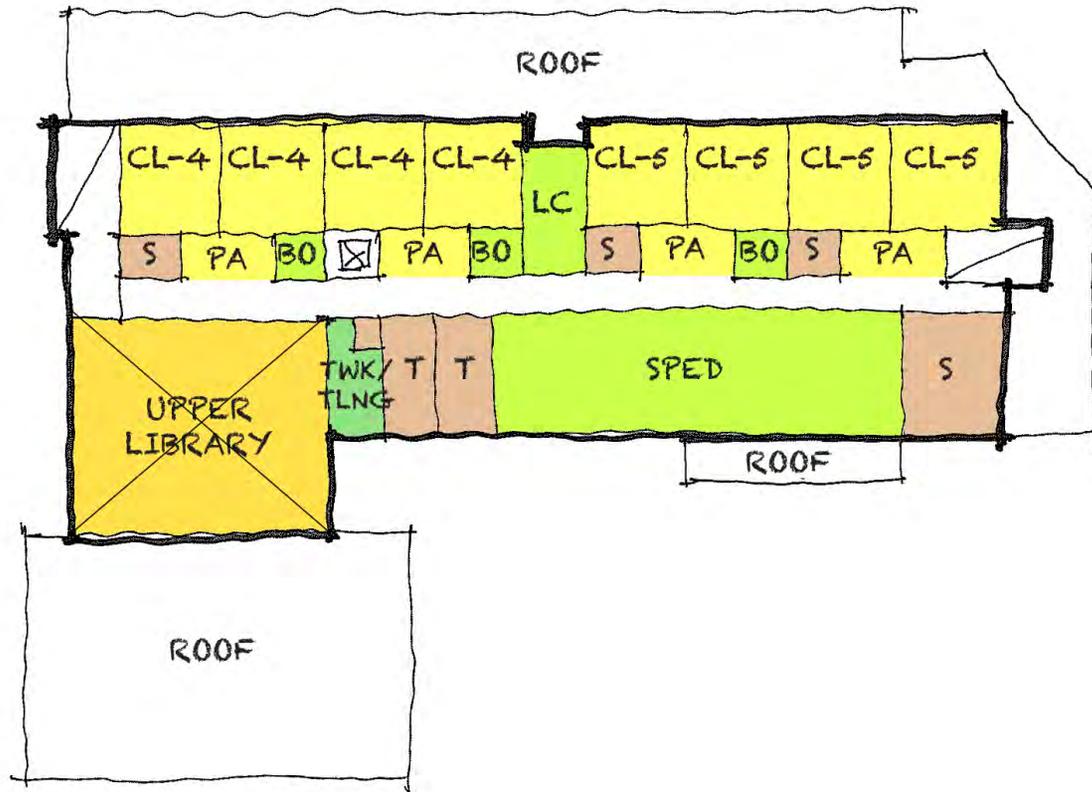
SOLAR ORIENTATION



11 June 2015

**NEW CONSTRUCTION
OPTION 3 (B.4)**

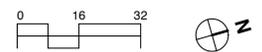
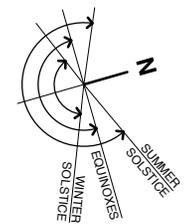
THIRD FLOOR PLAN



LEGEND

Yellow square	CLASSROOM
Light green square	SPECIAL EDUCATION
Yellow square	LIBRARY
Blue square	ART/MUSIC
Blue square	STAGE
Brown square	GYMNASIUM
Orange square	KITCHEN/CAFETERIA
Green square	ADMIN/EXTNDED DAY
Brown square	BUILDING SERVICES

SOLAR ORIENTATION



11 June 2015

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

6. Newton Historical Commission Resolution & Cabot Portion Meeting Minutes:
Supports current proposal of Cabot School (presentation included) (07/28/2015)



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

James Freas
Acting Director

RECORD OF ACTION:

DATE: July 28, 2015

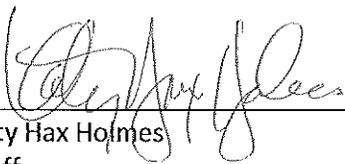
SUBJECT: 229 Cabot Street (Cabot Elementary School)

At a scheduled meeting and public hearing on July 28, 2015 the Newton Historical Commission, by vote of 5-0:

RESOLVED to approve a Record of Action that supports the current proposal approved by the Cabot School Building Committee to renovate and add to the existing historic Cabot Elementary School building in order to comply with the grant requirements of the Massachusetts School Building Authority.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Mark Armstrong, Member
Laura Fitzmaurice, Member
Jeff Templer, Member
Peter Dimond, Member



Katy Hax Holmes
Staff



*** AGENDA ***

Date: July 23, 2015

Time: 7:00 p.m.

Place: Room 205, City Hall

1000 Commonwealth Avenue, Newton, MA

1. **229 Cabot Street (Cabot School) – Partial Demolition**
Request for NHC review of initial alternatives analysis

Setti D. Warren
Mayor

James Freas
Acting Director
Planning & Development

Members

Nancy Grissom, Chairman
Mark Armstrong
Peter Dimond
Jean Fulkerson
Jeff Templer
Laura Fitzmaurice
Ellen Klapper, Alternate
Leonard Sherman, Alternate

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

Alex Valcarce and Ouida Young presented the City's request to have the Commission make an initial review of the proposed alternatives analysis for the Cabot Elementary School and write a letter of support. The Commission was told that at this time the option of full demolition is not on the table.

This narrative from the B Form for this building was provided to members of the Commission prior to the hearing:

The Cabot School is another of Newton's small-scale neighborhood schools from the late 1920s. Built in the popular Tudor Revival Style, the three-story, red brick structure is enclosed by steep gable roofs covered with what appears to be slate and topped with a center cupola. The bulk of the building runs on a north-south axis perpendicular to Cabot Street and a shallow, three-story ell projects from the southern end of the rectangular plan. Its minimal ornamentation is executed in cast stone and consists of an elaborate entrance surround, window sills, flat cornice and water table. A small but rather detailed emblem located in the gable of the projecting ell is also made of cast stone. Metal replacement windows, half the size of the originals were installed in 1985. In an attempt to mask their smaller size, the window frames and upper portions of the original openings have been painted brown. The smaller, one-story brick addition at the rear, built in 1956, maintains its original fenestration.

After WW I, many of the large estates that dotted Newton's landscape were subdivided for residential development. With the resulting increase in new home construction and school age population, additional schools became necessary. The Cabot School was built to service a developing neighborhood located between fee earlier Underwood and Claffin Schools. Designed by Charles R. Greco and William B. Hollings Associates, construction began in 1928 and the school was occupied in 1929. Four additional classrooms and a gym/auditorium were built in 1956 and designed by Newton Architect Samuel Glaser. Like Cabot Street and the adjoining Cabot Park, the Cabot School was presumably named for John Cabot, who Titled in the Newtonville area in 1854.

Mr. Valcarce told the Commission that the proposed addion/renovation plan for the Cabot School was part of a feasibility study to be submitted to MSBA to qualify for its funding of the school project. Additional parking would be added to the rear of the school. Th growth of the student population of eh school wa anticipated to rise from 420 to 480 studetns afer work was completed The City is also hoping to close the side street between the school and the ball field and extend the new gymnasium west to connect the school with the park. Attempts would be made to differentiate additions from the historic building but also help to enhance the complete structure. All windows on the historic building are to be replaced as part of the new project and are anticipated to fill existingwindow openings. Questions were asked regarding different options for the placement, appreance and orientation of the proposed gymnasium. The Commission was told that it was still early yet.

Armstrong made a motion to approve a Record of Action supporting the Public Buildings Department in its effort to prepare an alternatives analysis that prevents full demolition of the Cabot School by adding onto the historic building in order to meet the programmatic requirements of the MSBA. Fitzmaurice seconded the motion.

At a scheduled meeting and public hearing on July 23, 2015 the Newton Historical Commission, by vote of 5-0:

RESOLVED to approve a Record of Action supporting the Public Buildings Department in its effort to prepare an alternatives analysis that prevents full demolition of the Cabot School by adding onto the historic building in order to meet the programmatic requirements of the MSBA.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Mark Armstrong, Member
Laura Fitzmaurice, Member
Jean Fulkerson, Member
Peter Dimond, Member

2. **Andrews – Dedham Street Historic District**

Request to submit CLG report for NR eligibility as district

Alderman Brian Yates submitted a formal request of NHC to submit a CLG Eligibility report to the Massachusetts Historical Commission to determine whether this previously surveyed historic district is eligible for listing on the National Register of Historic Places. Property owners located within the proposed boundary were issued a notice to make them aware of this request, and many were in attendance.

This historic district was intensively surveyed in 2003 with an identified period of significance listed as 1959-1960. This district is located in Newton Highlands and includes 33 Contemporary and Post-War traditional houses built during those years on Andrew and Dedham Streets. The area boundary includes 79 Dedham Street at the northwest corner of Andrew Street, but does not include 95 Dedham, which predates the district. The district is nine acres in size.

Ald. Yates presented the reasons behind his request. Staff explained how the process worked and why the Massachusetts Historical Commission was involved in issues of NR eligibility, and what a CLG report involved. Commission members discussed the merits of this historic district and its defining features.

Dimond made a motion to request that staff submit a CLG Eligibility report regarding the Andrew-Dedham Historic District to the MHC as requested. Fitzmaurice seconded the motion.

At a scheduled meeting and public hearing on July 23, 2015 the Newton Historical Commission, by vote of 5-0:

RESOLVED to request that staff submit a CLG Eligibility report regarding the Andrew-Dedham Historic District to the MHC as requested.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Mark Armstrong, Member
Laura Fitzmaurice, Member
Jean Fulkerson, Member
Peter Dimond, Member

3. **45 Glen Avenue – Demolition review**

Request to demolish house

Scott Lewis, architect, presented the owner’s plan to demolish the house and build a two-family townhouse at this location. The owner was present but chose to remain in the audience. Numerous abutters and neighbors attended in support of keeping the house and the historically planned community intact. Mr. Lewis contended that the architectural context in this part of Newton was ‘anarchic’ and that context could not reasonably be used to support preservation of this house.

Staff reported that a building permit in the ISD folder showed the date of construction as 1950, with the first owner/ builder listed as Pasquale Cetorne. There was a recent permit for basement work, but no other permits are in the file for this 1950s Colonial Style house. Located at the end of a 1950s cul de sac, this is a very small community of buildings constructed by Pasquale Cetrone of 48 Rochester Road in Newton, who also owned and built #47 and #41. An architect is listed for #41 as Greymont of Newtonville. This house retains its original massing, scale and materials as the surrounding houses, and though minor alterations were made, the historic context of this neighborhood has been retained over time. Staff recommended this house preferably preserved for historic context.

Commission members listened to comments from several neighbors and the few abutters, including a 5-page history of the property prepared by a neighbor (and a pastry site plan of the cul de sac). Members discussed the fact that scale and massing were the prevailing factors to be considered here, as well as the fact that this cul de sac of four homes was a planned community from the 1950s and was built to enhance community while ensuring privacy. Abutters who spoke in support of keeping the house were: Joy Baron, 41 Glen Avenue; 24 Glen Avenue; 47 Glen Avenue, who told the Commission that the interior of this house was in original condition, including the kitchen; 51 Glen Avenue; 117 Ward Street; and Rena Goetz of Pine Ridge Road, Waban.

Dimond made a motion to find the house at 45 Glen Avenue preferably preserved for historic context. Fitzmaurice seconded the motion.

At a scheduled meeting and public hearing on July 23, 2015 the Newton Historical Commission, by vote of 5-0:

RESOLVED to find the house at 45 Glen Avenue preferably preserved for historic context.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Mark Armstrong, Member
Laura Fitzmaurice, Member
Jean Fulkerson, Member
Peter Dimond, Member

4. **32 Charles Street – Demolition Review**

Request to demolish house

A family proposing to demolish this house (the current owner is listed as Venkatesh Eswara) explained to the Commission that his adult children who grew up on this street thought this house was too small and deteriorated to return to the neighborhood and reside in.

Staff reported that this small Cape was constructed in 1937 at the end of a cul de sac of other similar style homes on a very small lot. A portion of the lot was taken soon after for egress to a house built immediately

behind it in approximately the same year. The first owner was listed as Doris E. Morgan, and the architect was Edward B. Stratton of State Street in Boston. M.E. Walter was the owner in 1961. Built on land located behind houses built at the turn of the century, this development was likely devised as spec housing following the Depression. Capes on this cul de sac maintain their scale, massing and setting. Staff recommends this house preferably preserved for historic context.

Commission members acknowledged that some houses further up the cul de sac had been replaced, but that the immediate area surrounding this house established a strong historic context for this Cape house on a small lot.

Armstrong made a motion to find the house at 32 Charles Street preferably preserved for historic context. Fitzmaurice seconded the motion.

At a scheduled meeting and public hearing on July 23, 2015 the Newton Historical Commission, by vote of 5-0:

RESOLVED to find the house at 32 Charles Street preferably preserved for historic context.

Voting in the Affirmative: Voting in the Negative: Abstained:

Nancy Grissom, Member
Mark Armstrong, Member
Laura Fitzmaurice, Member
Jean Fulkerson, Member
Peter Dimond, Member

5. **126 Wendell Road– Demolition Review**
Request to demolish house

Mike Knight, attorney for the owners, Mr. and Mrs. Toledo, presented the owners' plan to sell and allow their house to be demolished. He told the Commission that this was post WWII construction, with Nardone as the early developer. He said there were 62 homes in the neighborhood, and 19 have either been demolished or altered. Mr. Knight told the Commission that #44, 50, 99 Wendell were replaced, and that many others had extensive make-overs.

Staff reported that this Ranch Style house was built in 1951 by Edmund Nardone of Bellevue Street in Newton. Joseph Selwyn of Belmont was the architect, who was well known in the 1950s and who designed a number of Capes and Ranches in Newton. Edmund Nardone, a Newtonville resident and native Newtonian, spent over 60 years building homes in Newton and the region. He died in 2013. Aside from a new playroom in the basement and a generator, no permits have been issued on this house since its construction. In 1953, the owner was William Cohen, General Distributing Company. He still lived there in 1968. By 1980 the owner was Emil Toledo, and engineer. This is a well-preserved house of its style located in a neighborhood of like-styled buildings. As such staff recommended the house preferably preserved for historic context.

Commission members discussed whether they thought this neighborhood was in transition. Some thought there was historic context; others thought this street was too altered to support a context for historic significance.

Armstrong made a motion to find the house at 126 Wendell Road not preferably preserved. Fulkerson seconded the motion.

At a scheduled meeting and public hearing on July 23, 2015 the Newton Historical Commission, by vote of 4-1:



Newton Historical Commission Meeting

July 23, 2015



Cabot School

JOSLIN
LESSER

DiNisco Design
PARTNERSHIP

Site Analysis



Site Analysis



Existing Site Utilization

- 1.77 acres - constrained
- Limited play areas
- Congested traffic/drop-off
- No separate bus zone
- Inadequate parking



Cabot School | Existing Building



Cabot School | Existing Building



Cabot School | Existing Building



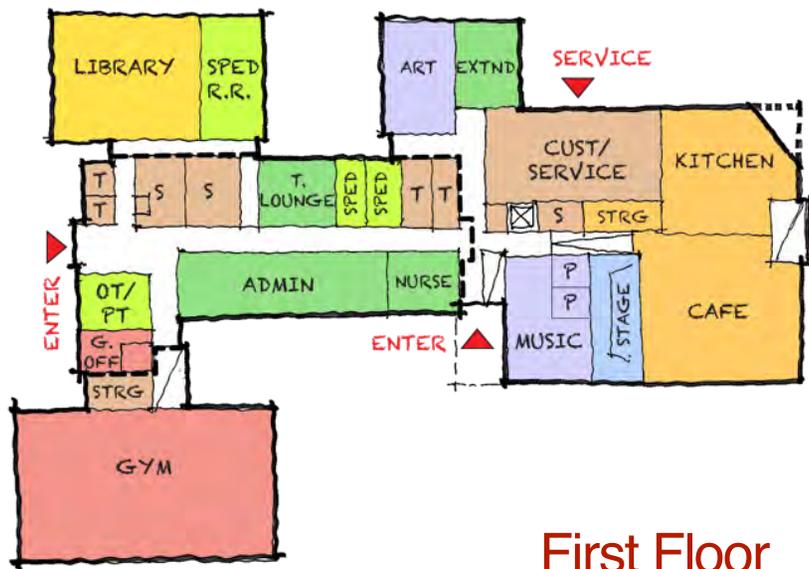
Renovation Addition I Site Plan



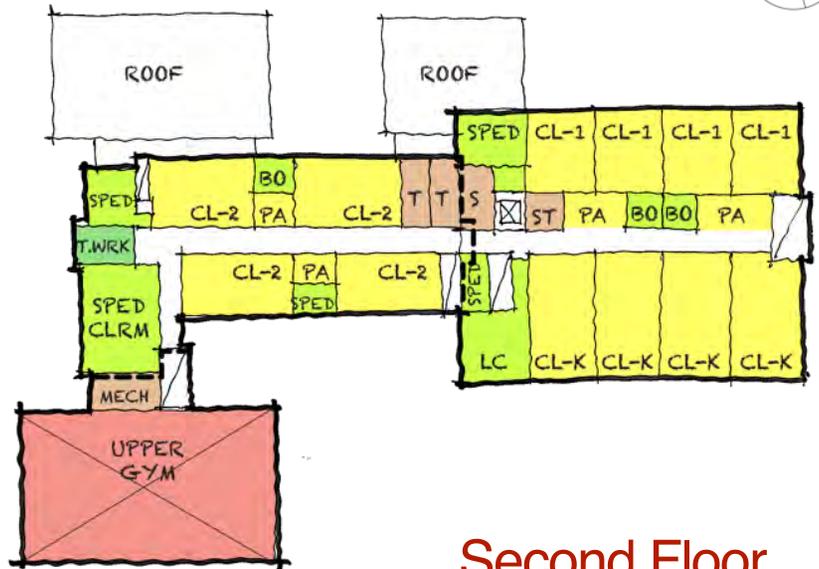
Renovation Addition I Site Plan



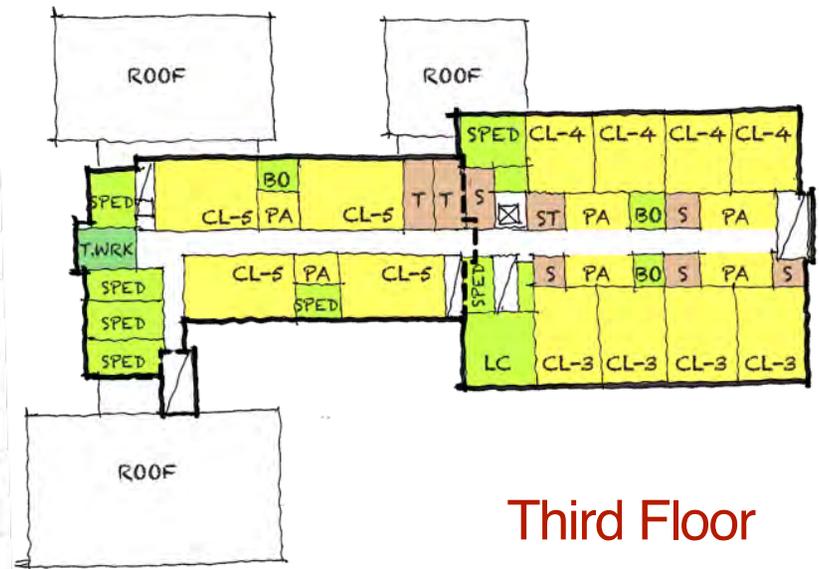
Renovation Addition I Floor Plans



First Floor



Second Floor



Third Floor

LEGEND

 CLASSROOM
 SPECIAL EDUCATION
 LIBRARY
 ART/MUSIC
 STAGE
 GYMNASIUM
 KITCHEN/CAFETERIA
 ADMINISTRATION
 BUILDING SERVICES

- * Variations within scheme will be studied
- Core program located on **ground floor**
- Gym can be **zoned off**
- Kindergarten + 1st grade on **2nd floor**
- Academics on **two floors**
- **Limited floor-to-floor heights** due to preservation of 1929 building
- Cafeteria **lowered 30 inches**

Proposed Site Plan Option

Aerial View



Proposed Site Plan Option

View North on Parkview Ave.



Proposed Site Plan Option

View from Cabot Park



Proposed Site Plan Option

Outdoor Teaching Space



Proposed Site Plan Option

View North on Bridges Ave.



Precedents

Holten Richmond MS | Danvers, MA



Precedents

Holten Richmond MS | Danvers, MA



**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

7. Cabot School Building Committee & Design Review Committee Meeting & Minutes (04/05/2016)

CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC)				MEETING MINUTES	
Newton Education Center, Room 210			DRAFT		
April 5, 2016					
6:00PM					
ATTENDEES:					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Margaret Albright	CSBC	Y	Peter Barrer	DRC	N
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	N
Matt Hills	CSBC	N	Andrea Kelley	DRC	N
Maureen Lemieux	CSBC	N	Ellen S. Light	DRC	Y
Joshua Morse	CSBC	Y	Marc Resnick	DRC	N
Emily Norton	CSBC	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	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	N

NV5 called the meeting to order at 6:02PM.

1. Approval of Meeting Minutes

Motion: J. Morse moved to approve the meeting minutes from the march 17, 2016 Cabot SBC meeting. D. Fisher Gomberg seconded. The vote was unanimous in favor of approval.

2. Project Update

Newton Public Buildings provided introductory remarks and noted that whereas updated slides were recently presented to the DRT and the DRC, the plan is to present only new slides that compare all the options and not to present the entire slide show unless there is a request to do so.

Design Update

The design team provided a brief overview of the options that have been developed since the last CSBC+DRC meeting on March 17. Four (4) different schemes with regard to the placement of the gym were presented:

- Option 4.0 is the baseline option
- Option 4.1 moves the gym 10' forward, toward Cabot Street
- Option 4.2 moves the gym 20' forward, closer to Cabot Street; with this option, the lobby would need to be extended.
- Option 4.3 positions the gym in the forefront of the existing building
- Option 4.4 rotates the gym 90 degrees. This option has some advantages in terms of opening up the view of the park from Cabot Street. The connection to the lobby would need to be worked out.

DRC Report

The following points were noted by the DRC:

- a. E. Light and A. Cohen presented comments from the DRC meeting on March 23. With regard to the options 4.1, 4.2 and 4.4 that move the gym 10' or 20' or rotates the gym 90 degrees, there will be an impact to the neighbor's views of Cabot Park from Cabot Street as well as to the historic façade from Cabot Park. For all options, the link to the existing building will need to be studied.
- b. At the DRC meeting, a straw vote revealed that the Committee was in favor of options 4.0 (baseline) or 4.1 (moving 10' closer to Cabot Street) which would keep the gym back from Cabot Street and create more of a plaza area.
- c. There was some concern noted about shadowing the front entry/plaza if the gym were to move further towards Cabot.

The following points were noted by J. Morse, Newton Public Buildings Department:

- a. Per meeting with the DRT, the DRT appreciates the benefits of options 4.0 and 4.1 and if there is a way to keep the broad face facing the park, that would be preferred.
- b. The Cabot project was expected to be presented to the Newton Historic Commission on April 28 for review. Initial input from the Senior Planner indicated Option 4.0 was likely to be preferred.
- c. This is not Site Plan Approval. The City is looking for direction tonight to narrow down the design options. Without a decision tonight, the overall schedule, including the Schematic Design submission to the MSBA (scheduled for June 7), will be impacted.

- d. The design team will continue to look at configurations of the link at the east side of the existing building.
- e. The design team will explore ways to address the height of the gym. Mechanical systems may contribute to lowering the overall height.

3. Public Comment

The following points/questions were noted by members from the Community:

- a. The current schemes do not seem to give proper respect to the historic aspect of the building. Option 4.4 shows most of the historic façade.
- b. Pleased about the circulation around the site. Although the historic part of the existing school is being saved, the two options which seem to be the most favored are equally bad. The gym does not have to obscure the historic part of the building. It was suggested that the gym could move northward to relieve blocking the most historic corner of the building.
- c. The question was asked whether the team revisited the design since the acquisition of the Potter property. NPB noted that the acquisition offered a great opportunity to improve site circulation although given a culvert with a substantial amount of water flow passes under that portion of the site, it is not feasible to build above.
- d. The question was asked whether the gym massing could be rotated at an angle which would open up the plaza as well as the view to the park for some of the Cabot Street neighbors.
- e. A neighbor on Bridges believes that closing Parkview is a mistake. There is no reason to limit traffic flow on off-school hours. The neighborhood is very tight and Bridges needs to remain one way.
- f. A neighbor noted that the site circulation works very well, although the gym is in the wrong location and should be restudied. The front of the building should face the bus and parent drop off.
- g. A resident on Bridges appreciated the traffic circulation alterations and preferred Option 4.0
- h. A resident on Blake liked Concepts 4.1 or 4.15 as striking a balance between the massing on Cabot Street and the views from East Side Parkway.
- i. A resident thanked the Cabot SBC and DRC for their work and noted her appreciation for proposing closing of Parkview, which she considered essential.
- j. An additional 39 signatures were collected, resulting in a total of 279 signatures in favor of closing Parkview.
- k. A neighbor whose kids attended Cabot noted that Parkview should be thought of as a 24/7 street. She noted that there are currently very few controls in off-school hours and supported closing Parkview.
- l. The question was asked about lowering the height of the gym. NPB noted that all possible options with regard to height relative roof structure, shape and mechanical systems will be evaluated.

- m. A representative from Safe Routes to School noted that she is very pleased with the plan and that connecting the park to the school is absolutely essential.

The design team presented slides showing alternatives to the gymnasium height and massing. Images were shown of sections with trusses and with AHUs inside the gym as an alternative to AHU placement on the roof which would be a significant obstruction from the historic components of the existing building. A. Cohen noted that multiple smaller RTUs may not have as big of an impact to the view, compared with one or two larger units. Implications of various sizes and whether the units are placed inside or outside will need to be studied. DDP noted that multiple units may incrementally increase cost.

An image was presented showing the gym lowered into the ground by 30.” E. Light spoke out against depressing the gym floor and reminded the committees that the gym floor in the old Angier School needed to be replaced repeatedly due to water damage.

4. **SBC/DRC Comment**

D. Zaleznik inquired about design options for the exterior of the gym to minimize the “big box” look and feel.

J. Morse noted that the peak shot for NCAA basketball is at 18 feet high and believes there is opportunity to work with the floor to ceiling height. High School standards recommend 23’-24’ ceiling height. S. Albright noted that some basic research on her part had indicated a preferred range of 18-22 feet in height. The question was also asked whether the height of the connector can be reduced if the height of the gym is decreased. L. DiBella noted that the tallest activity in the gym is “ropes” and sees little loss in program in lowering the overall height. S. Guryan noted that it might be appealing to lower the gym height.

R. Fuller stated that the Committee had looked at many design options and weighed those against the project goals and that she was comfortable with the decisions that the Committee had made. She supported Concept 4.1 or a variation with further review of reducing the gym height. S. Albright noted that sufficient time was not spent in studying alternate locations for the gym subsequent to the acquisition of the Potter property. S. Ross inquired whether there is any possibility to further study the gym location.

J. Morse explained that the building cannot be over the culvert (which is below the Potter property), as 25% of the City’s storm water flows through the culvert. Aside from the culvert, if the gym were to be placed at the Potter location, light would be blocked to the cafeteria as well as to several classrooms and emergency access around the school would be blocked. D. Zaleznik noted that at this time it is not appropriate to go back and relook at a new gym location. The project team needs to be mindful of MSBA deadlines.

MOTION: M. Albright moved, seconded by A. Steenstrup, to agree to allow the designers to move forward with the design somewhere within the 4.0 and 4.15 range of options. R. Fuller added that the plans will continue to be refined and community input will continue to be sought. **Vote: 11 in favor/0 opposed/1 abstention** (S. Albright).

5. Other Business

Over the next few months, the design team will work to prepare the cost estimate set of documents which will include plans and elevations, which are required for the Schematic Design submission to the MSBA on June 7. The next CSBC/DRC meeting is scheduled for May 5 at 6:00PM.

6. Meeting Adjournment

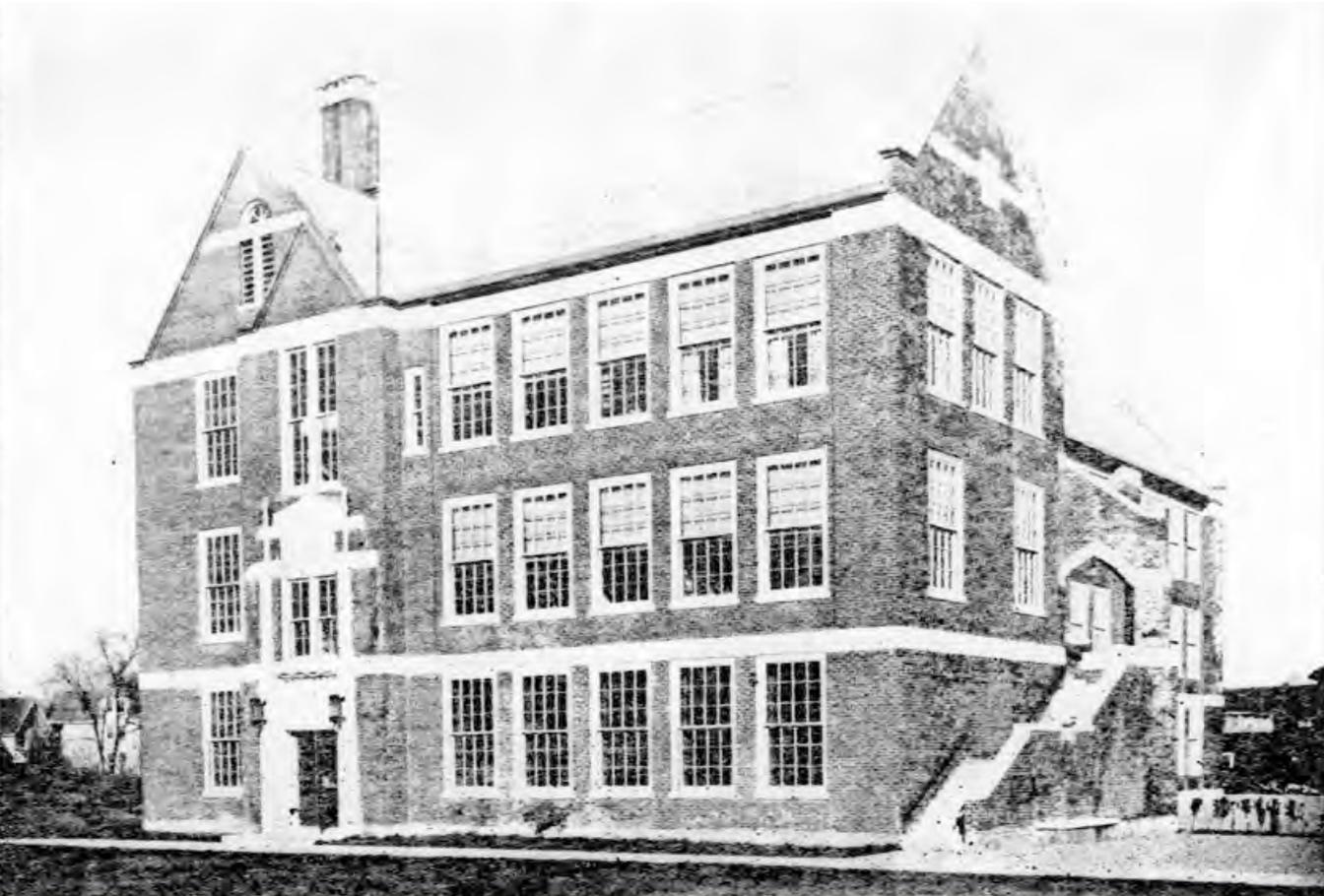
The meeting was adjourned at 7:28PM.

Respectfully submitted,

Melissa Gagnon
NV5

[End of 04/05/16 Meeting Minutes]

DRAFT



Cabot School

CSBC & DRC Meeting

April 05, 2016

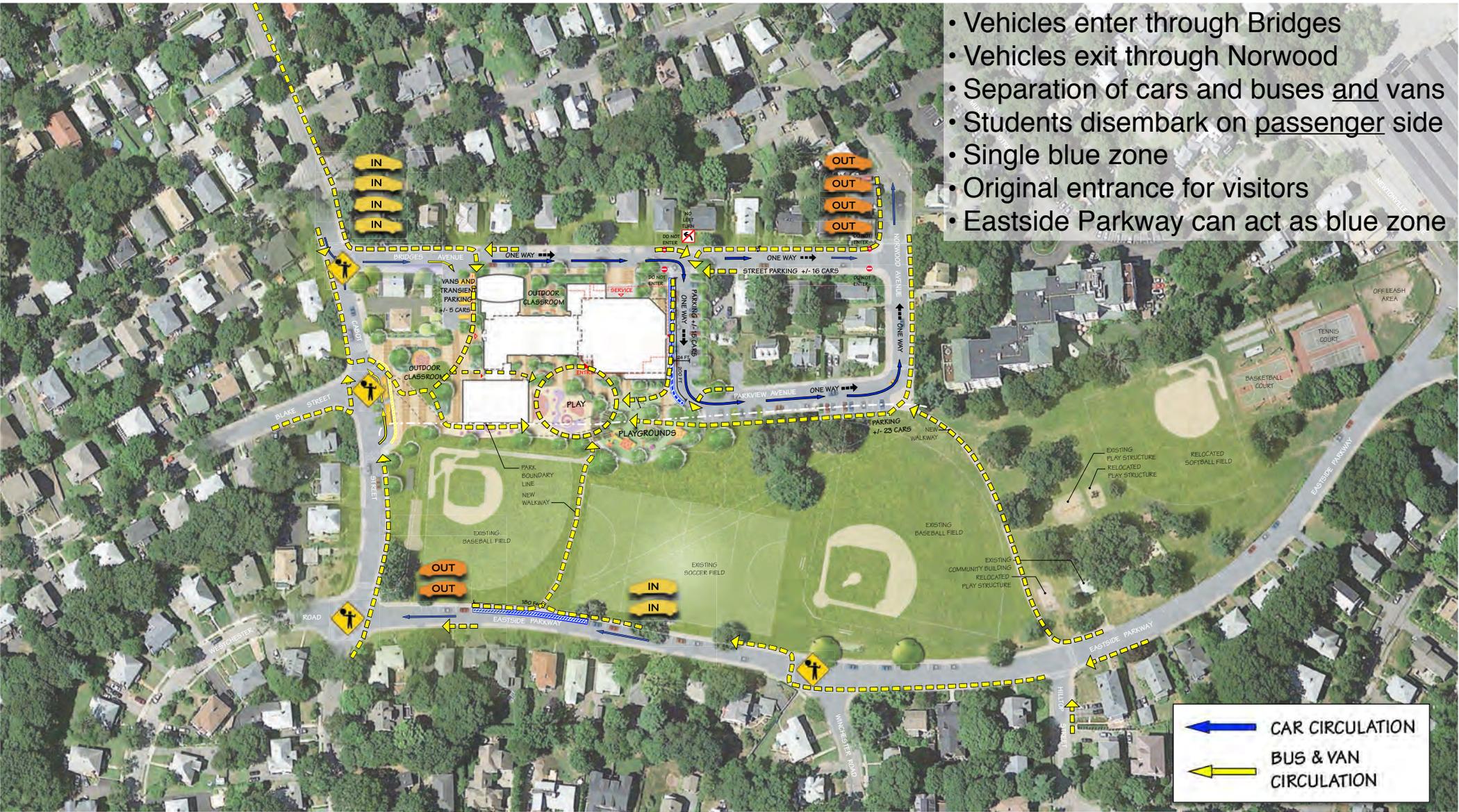


DiNisco Design
PARTNERSHIP

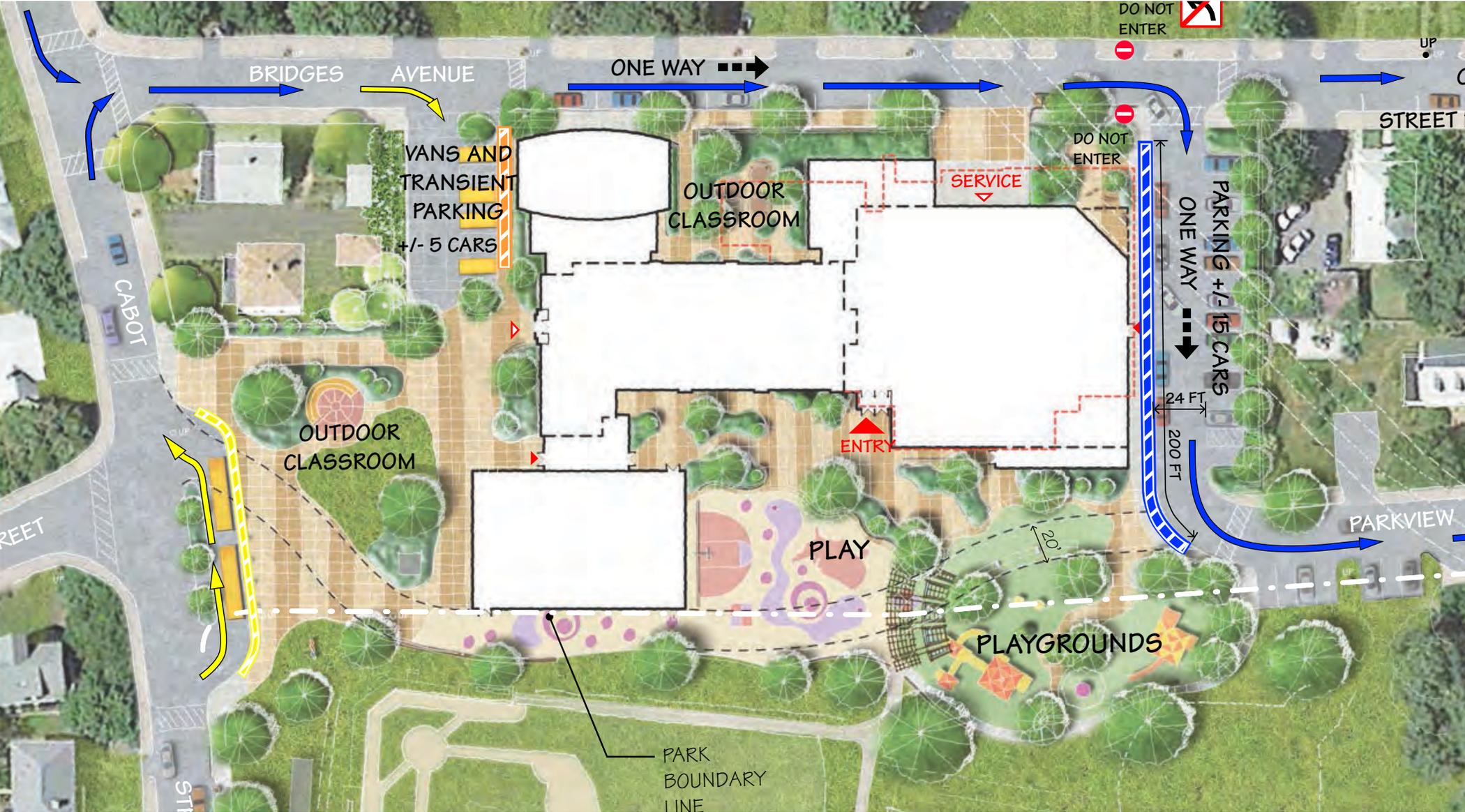
Site Plan | Concept 4 Refinement



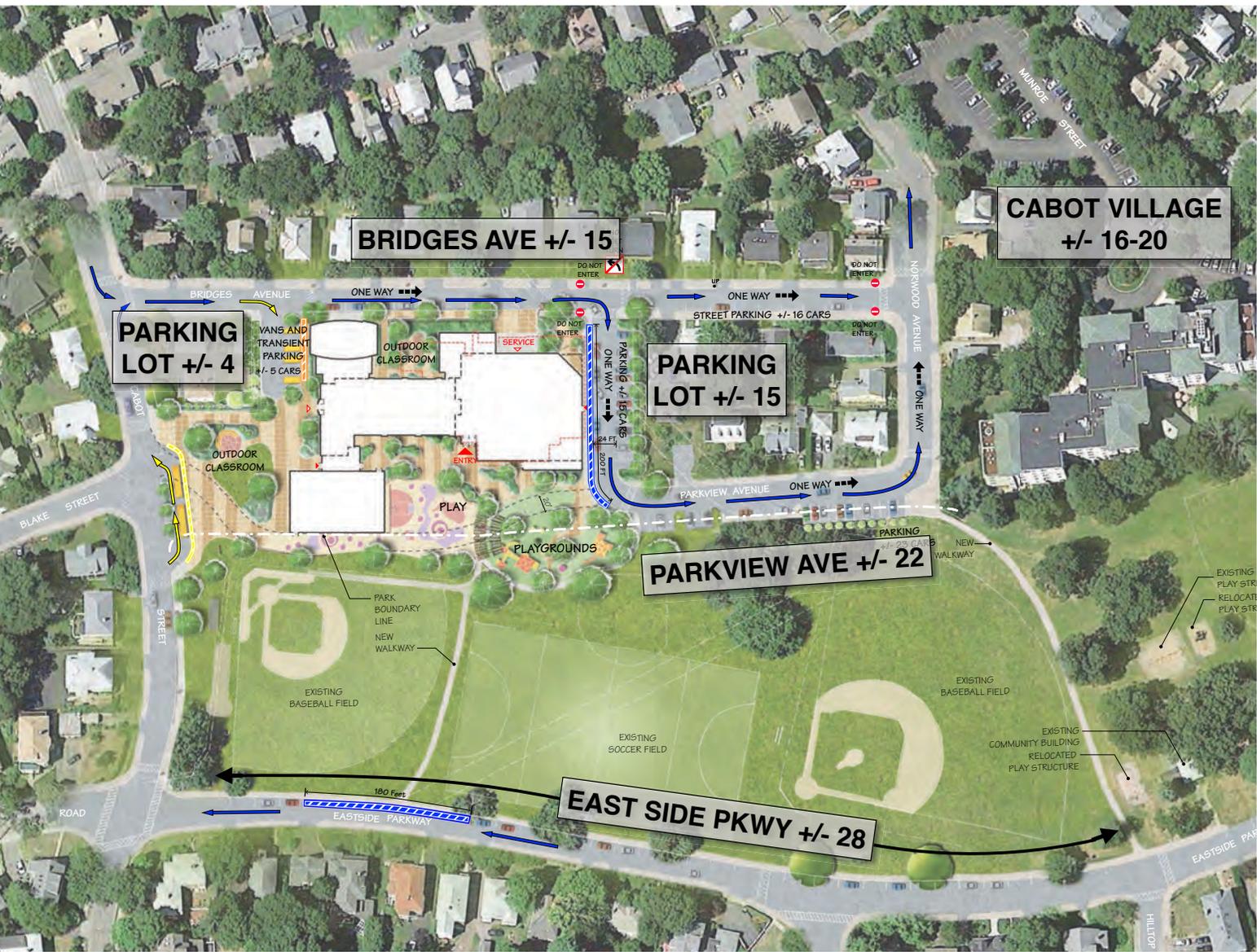
- Vehicles enter through Bridges
- Vehicles exit through Norwood
- Separation of cars and buses and vans
- Students disembark on passenger side
- Single blue zone
- Original entrance for visitors
- Eastside Parkway can act as blue zone



Site Plan | Concept 4 Refinement



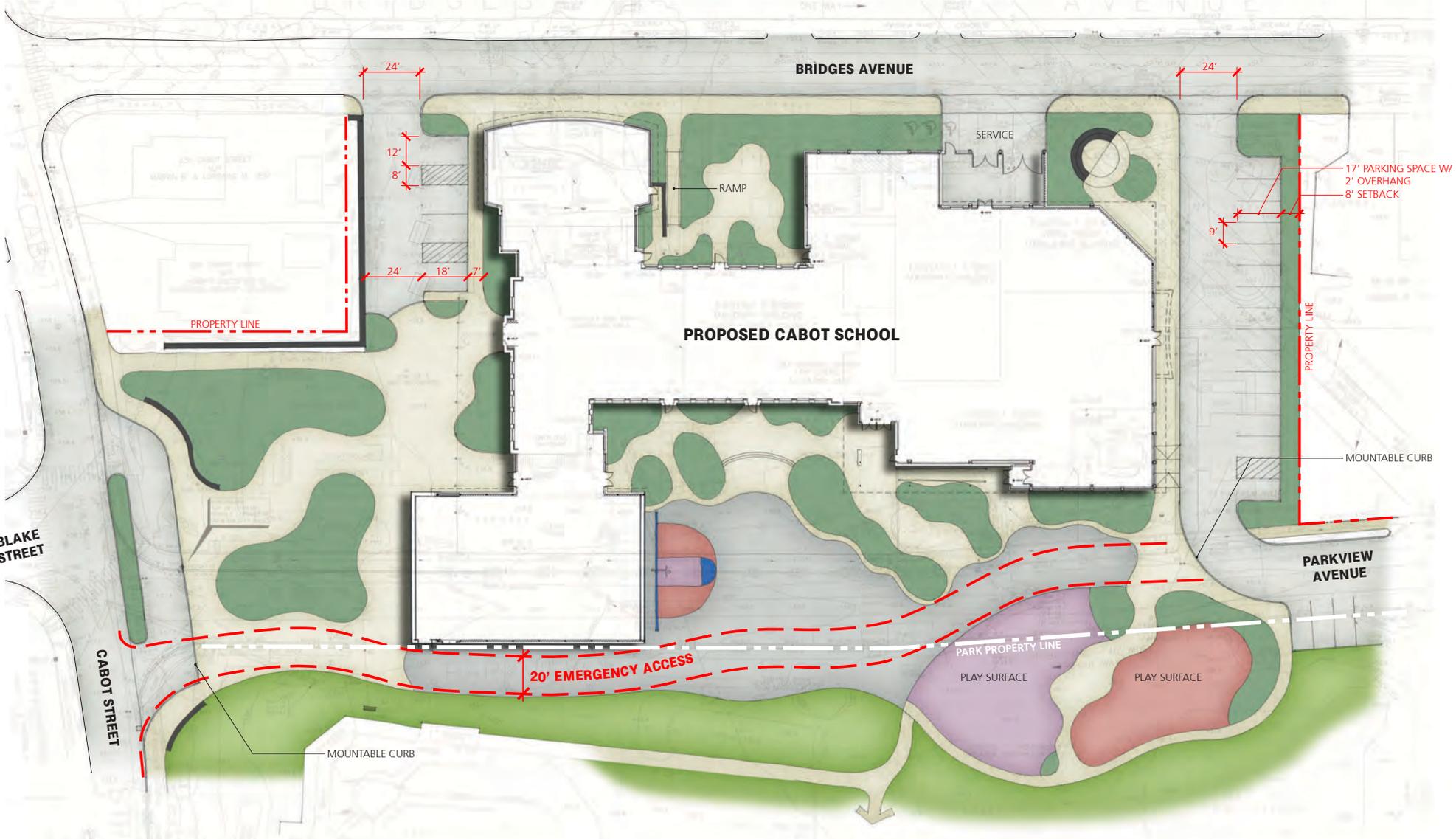
Site Plan | Parking Count



PARKING COUNT	
PARKING LOT (NORTH)	+/- 15
PARKING LOT (SOUTH)	+/- 04
BRIDGES AVE	+/- 15
PARKVIEW AVE	+/- 22
EAST SIDE PARKWAY	+/- 28
SUBTOTAL	+/- 80-84
CABOT VILLAGE	+/- 16-20
TOTAL	+/- 96-104



Site Plan | Concept 4 Refinement



Perspective | Concept 4.0

Gym Original Location



Perspective | Concept 4.1

Gym Moved 10' South



Perspective | Concept 4.2

Gym Moved 20' South



Perspective | Concept 4.3

Gym Moved to Cabot St.



Perspective | Concept 4.4

Gym Rotated 90°



Perspective | Concept 4.0

Gym Original Location



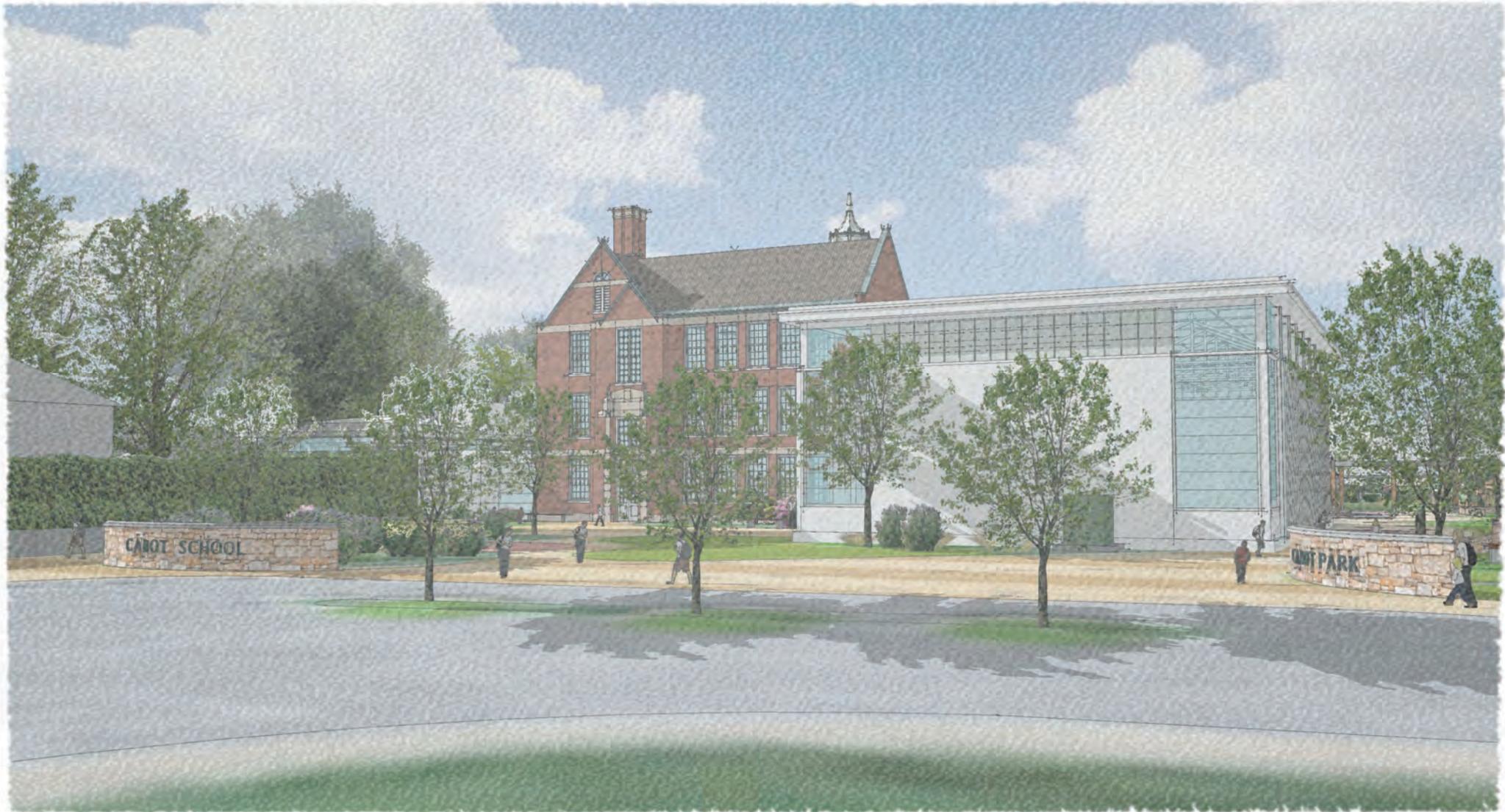
Perspective | Concept 4.1

Gym Moved 10' South



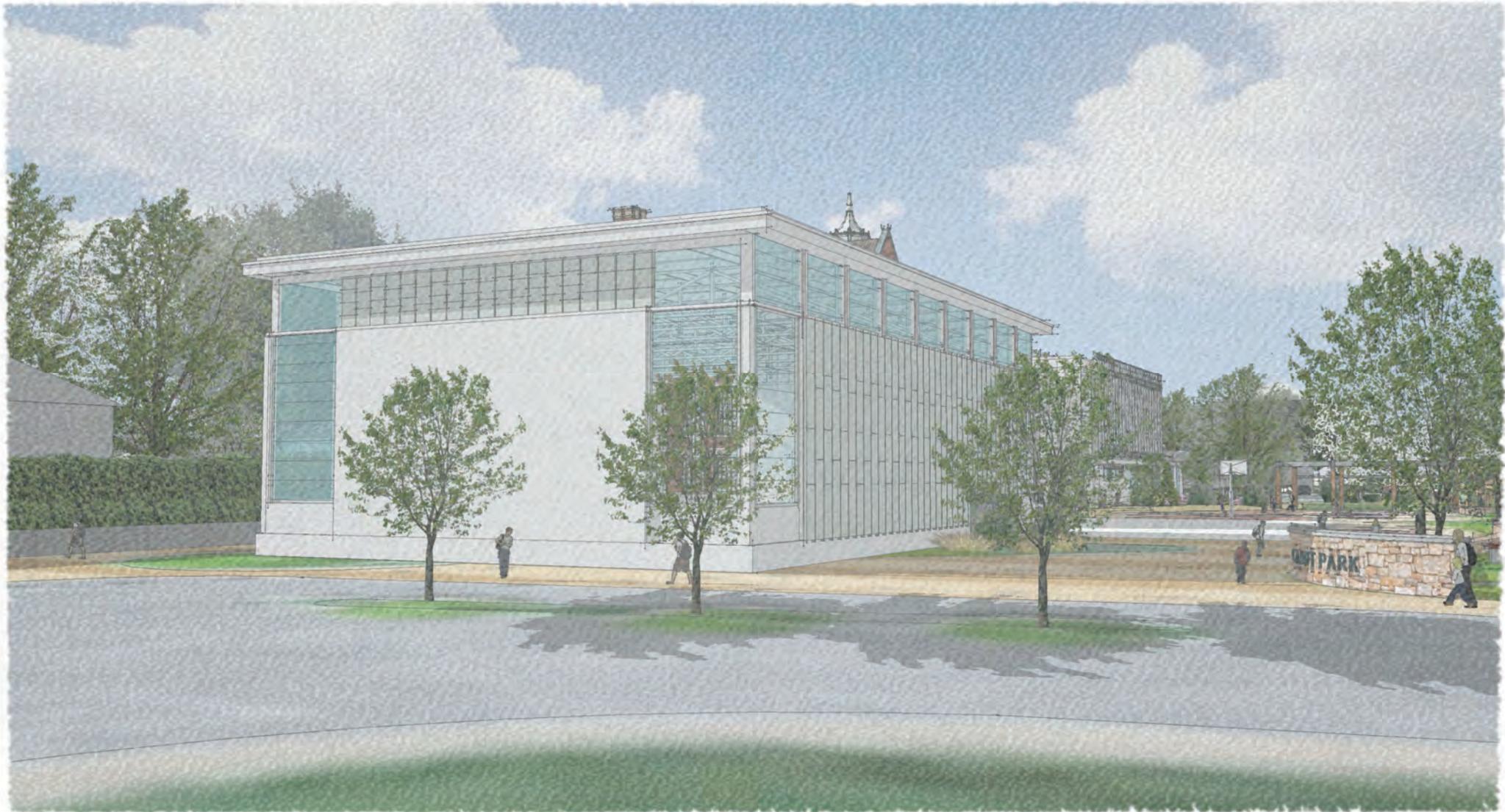
Perspective | Concept 4.2

Gym Moved 20' South



Perspective | Concept 4.3

Gym Moved to Cabot St.



Perspective | Concept 4.4

Gym Rotated 90°



Perspective | Concept 4.0

Gym Original Location



Perspective | Concept 4.1

Gym Moved 10' South



Perspective | Concept 4.2

Gym Moved 20' South



Perspective | Concept 4.3

Gym Moved to Cabot St.



Perspective | Concept 4.4

Gym Rotated 90°



Perspective | Concept 4.1

Gym Moved 10' South



Perspective | Concept 4.2

Gym Moved 20' South



Perspective | Concept 4.3

Gym Moved to Cabot St.

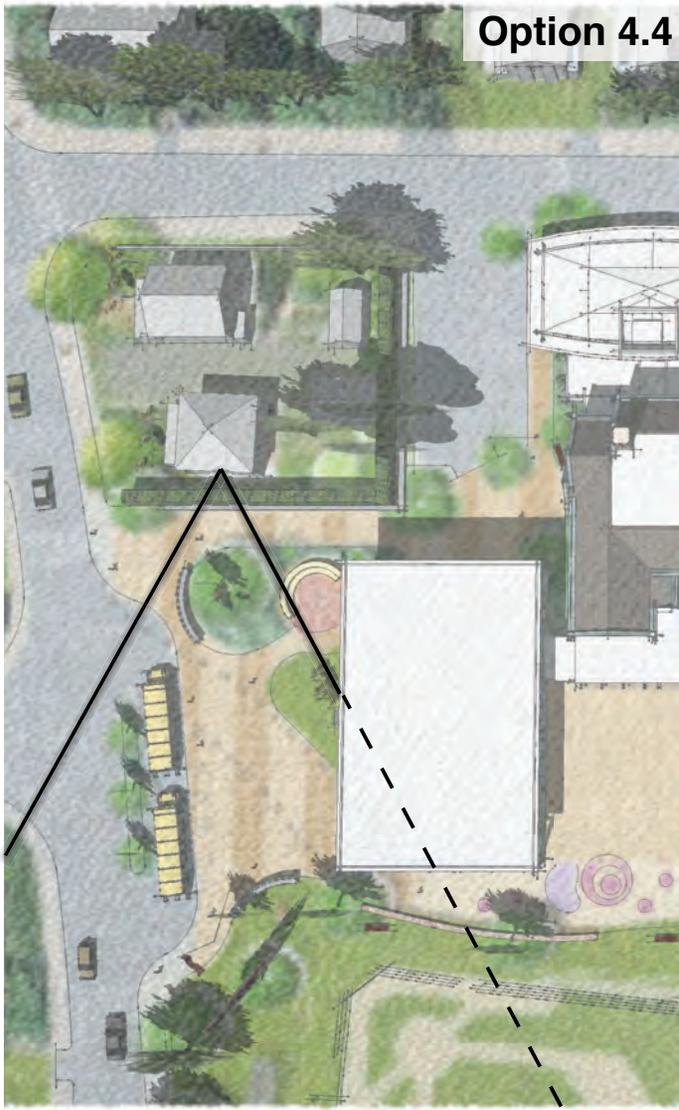
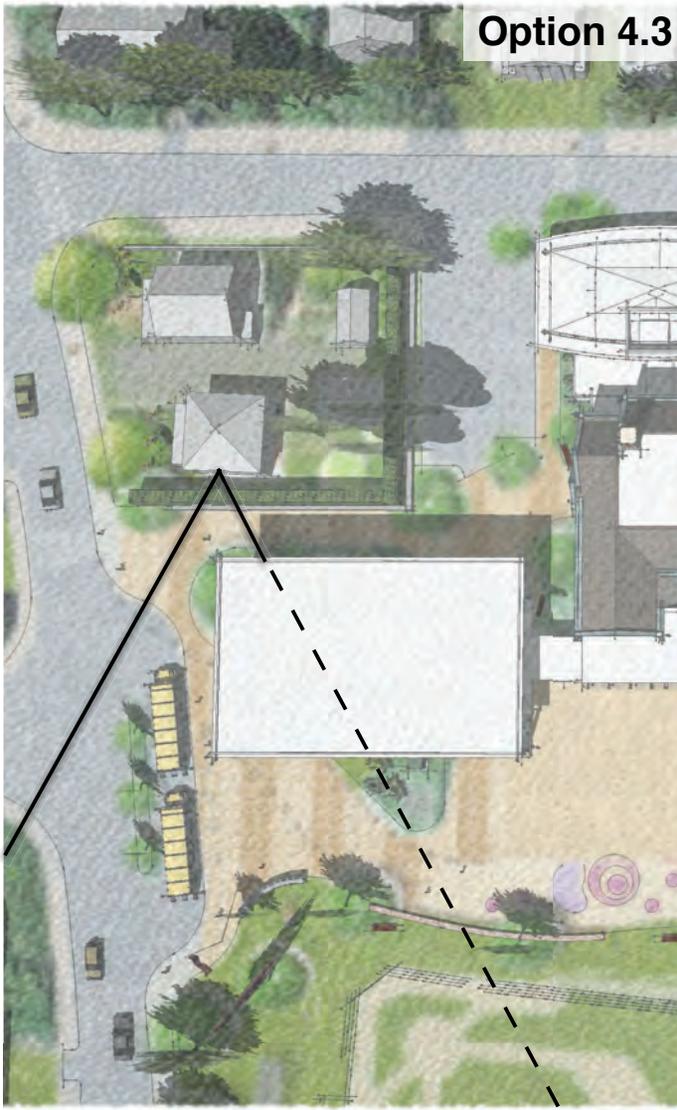


Perspective | Concept 4.4

Gym Rotated 90°



View from 231 Cabot Street



Sun Study | Summer Solstice



4.1 10:00 AM



4.1 02:00 PM



4.3 10:00 AM



4.3 02:00 PM



4.4 10:00 AM



4.4 02:00 PM

Sun Study | Spring & Fall Equinox



Sun Study | Winter Solstice



4.1 10:00 AM



4.1 02:00 PM



4.3 10:00 AM



4.3 02:00 PM



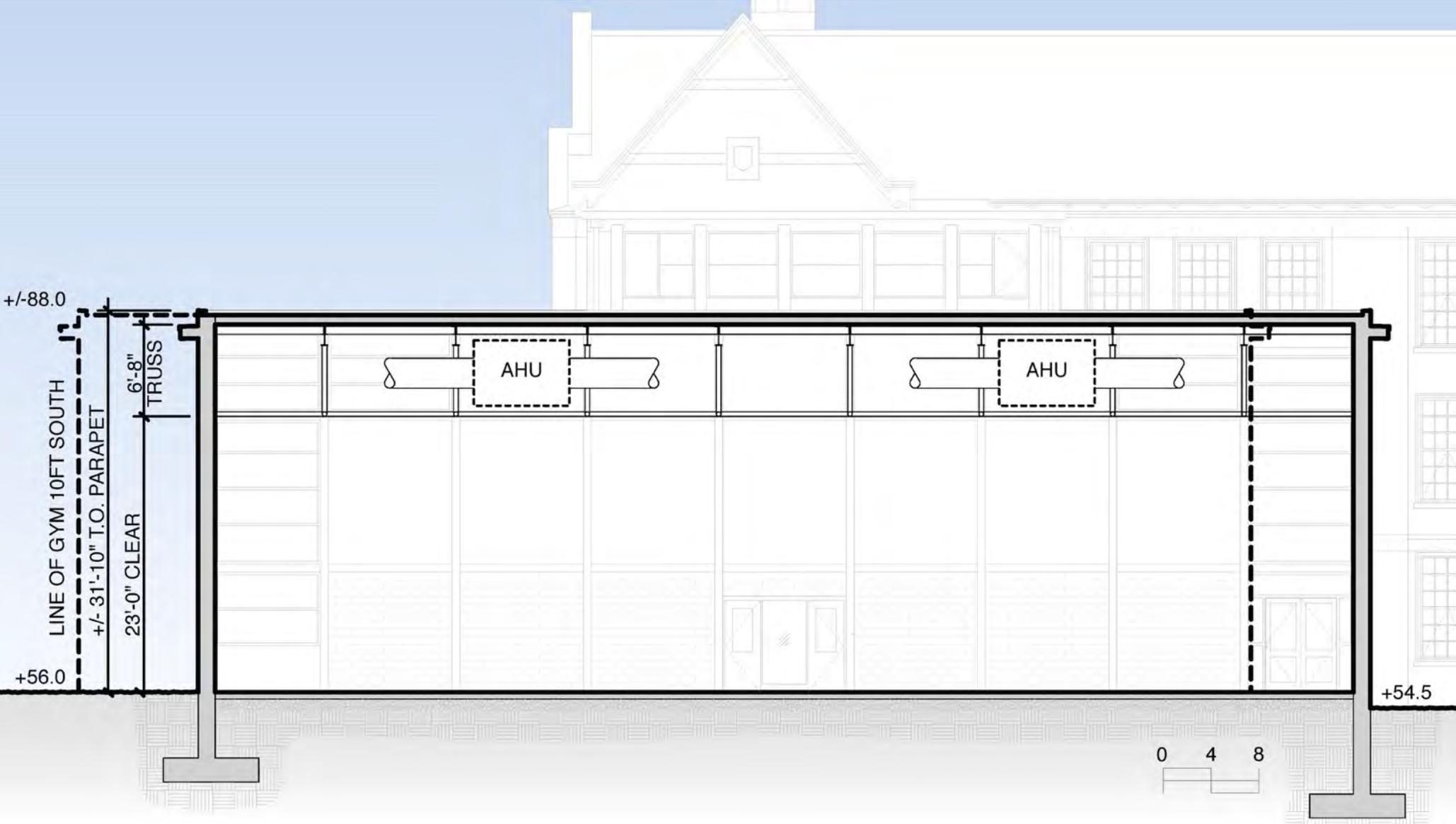
4.4 10:00 AM



4.4 02:00 PM

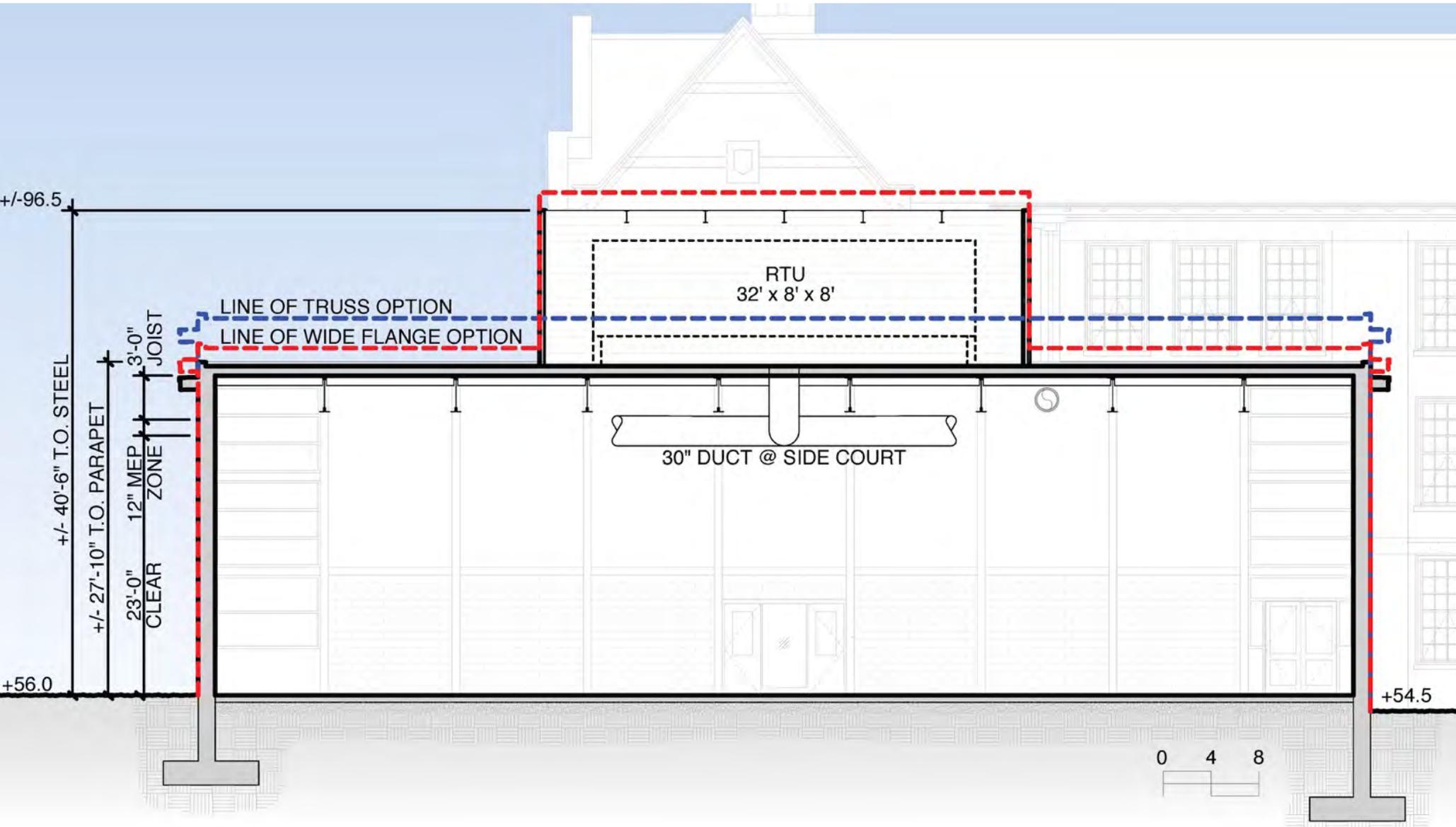
Gymnasium Section

Trusses & AHUs Inside Gym



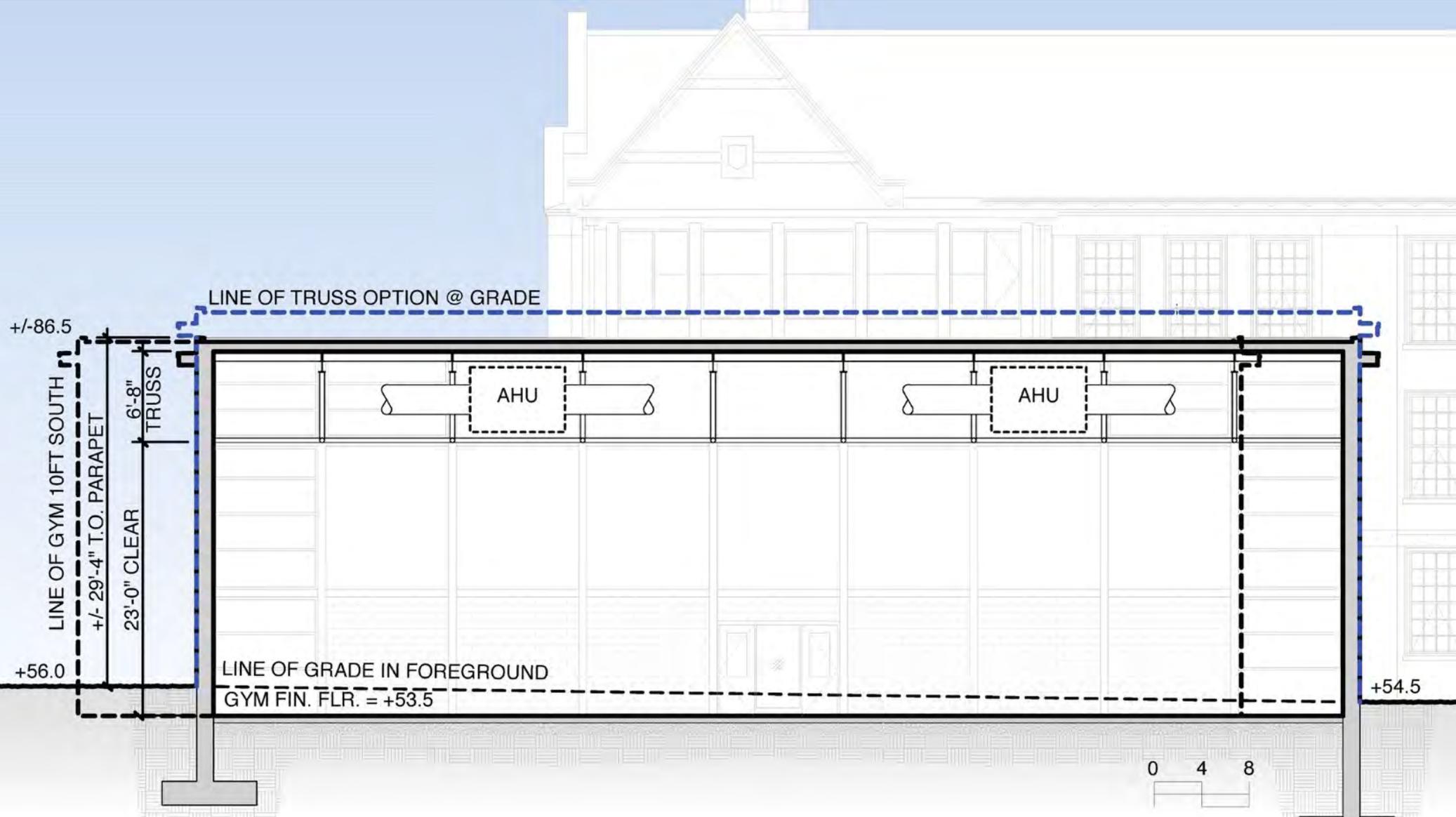
Gymnasium Section

Joists & AHUs on Roof



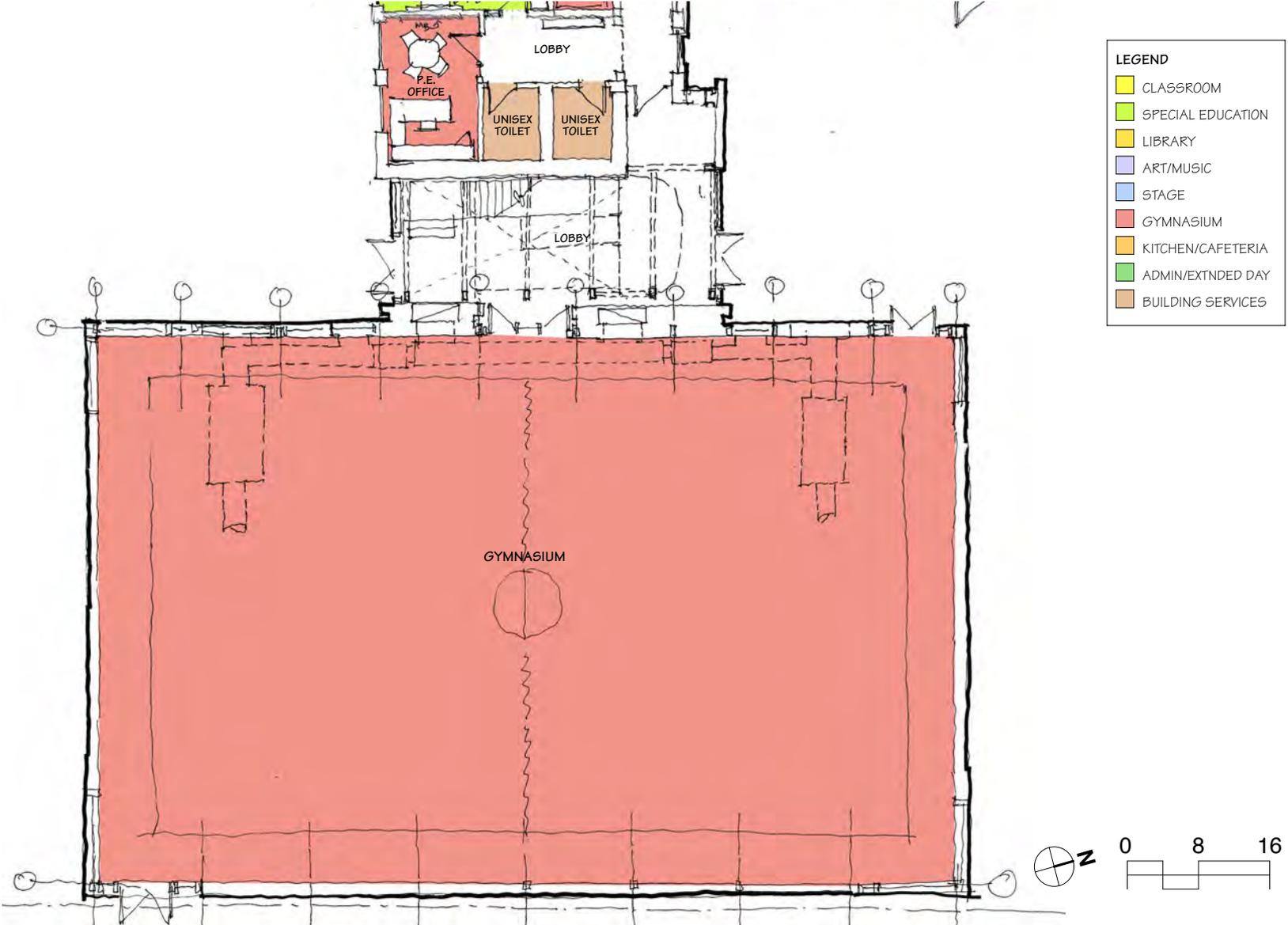
Gymnasium Study

Floor Depressed 30"



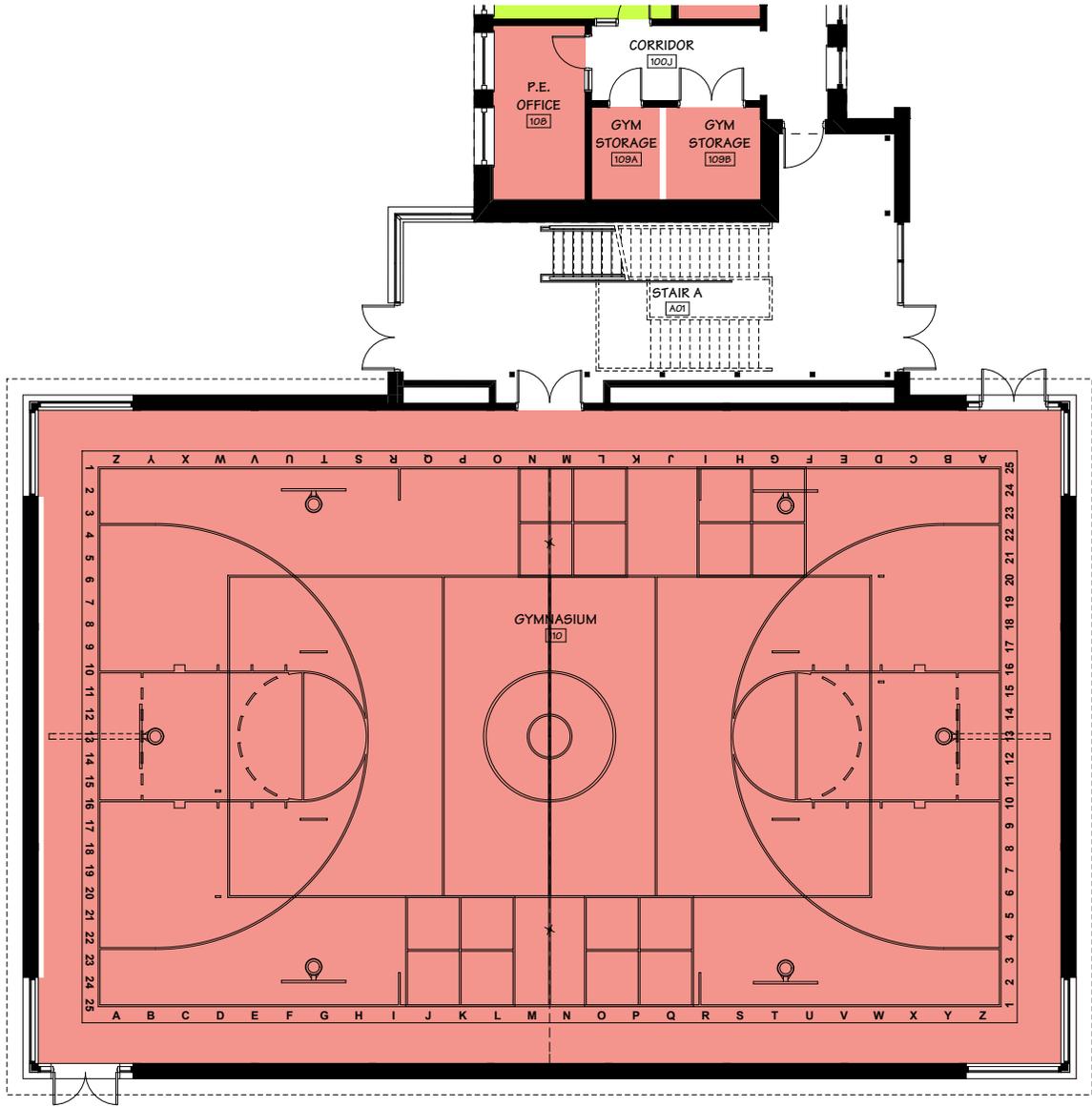
Gymnasium Study

Plan of Concept 4.0



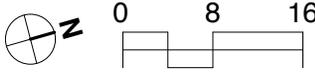
Gymnasium Study

Plan of Concept 4.1



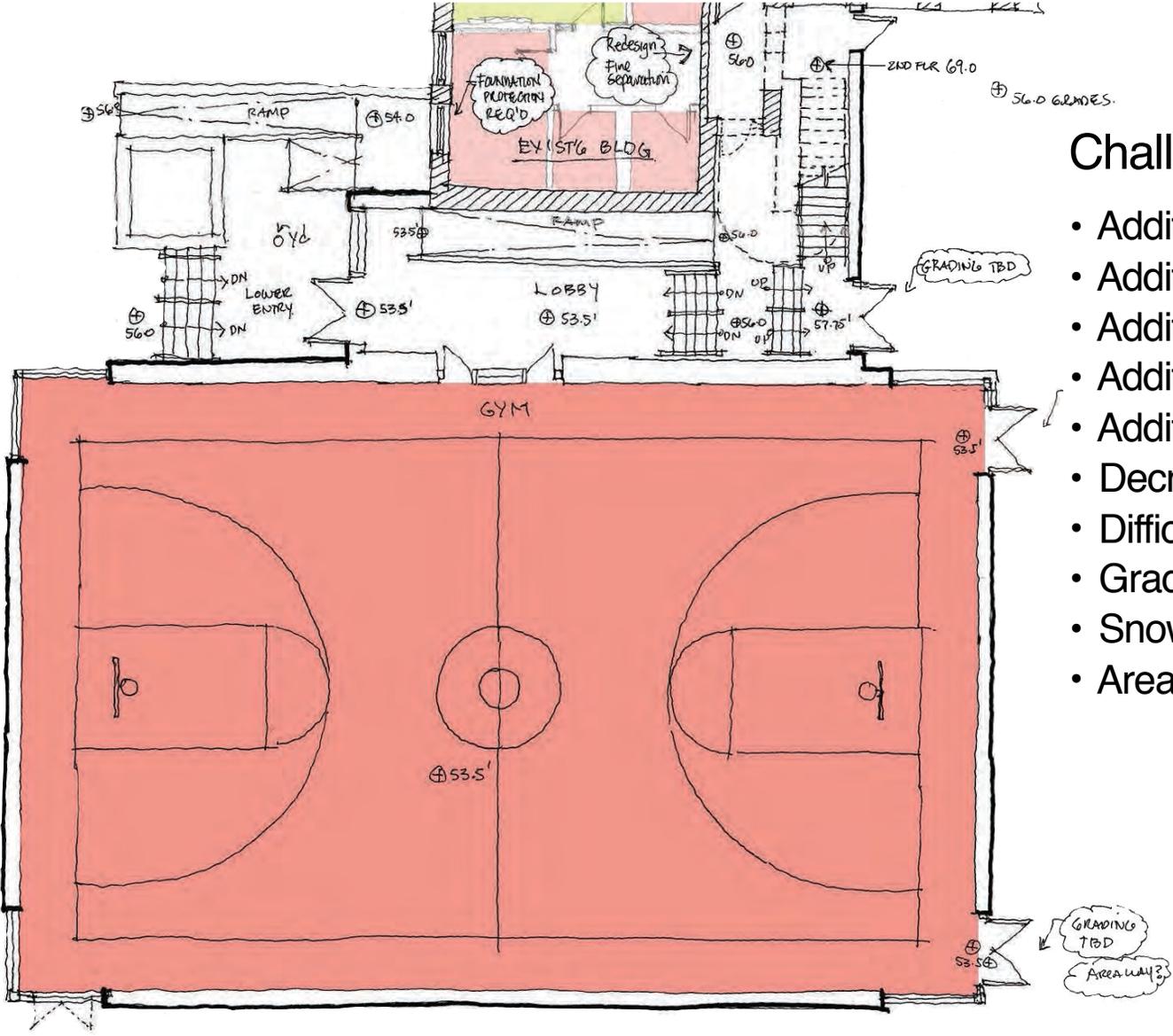
LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTENDED DAY
- BUILDING SERVICES



Gymnasium Study

Floor Depressed 30"

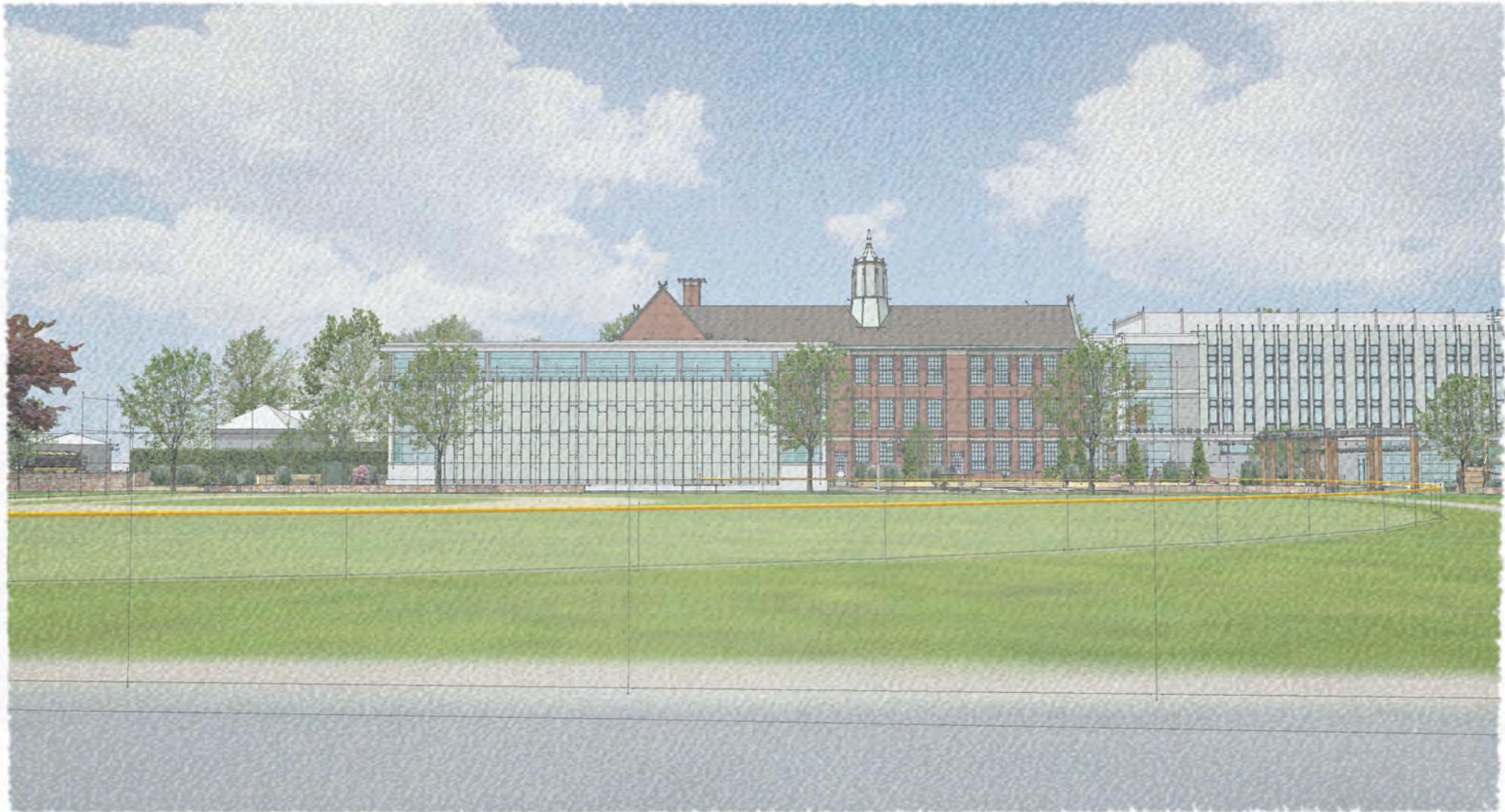


Challenges:

- Additional floor area
- Additional foundation work
- Additional waterproofing
- Additional demolition scope
- Additional excavation scope
- Decreased accessibility & usability
- Difficult access for gym equipment
- Grading & drainage issues
- Snow & water collection issues
- Areaways (additional maintenance)

Perspective

Stair Clerestory from Eastside Parkway



Perspective

Concept 4.1



Perspective

Modified Stair Clerestory



Perspective

Concept 4.1



Perspective

Modified Stair Clerestory



Perspective

Concept 4.1



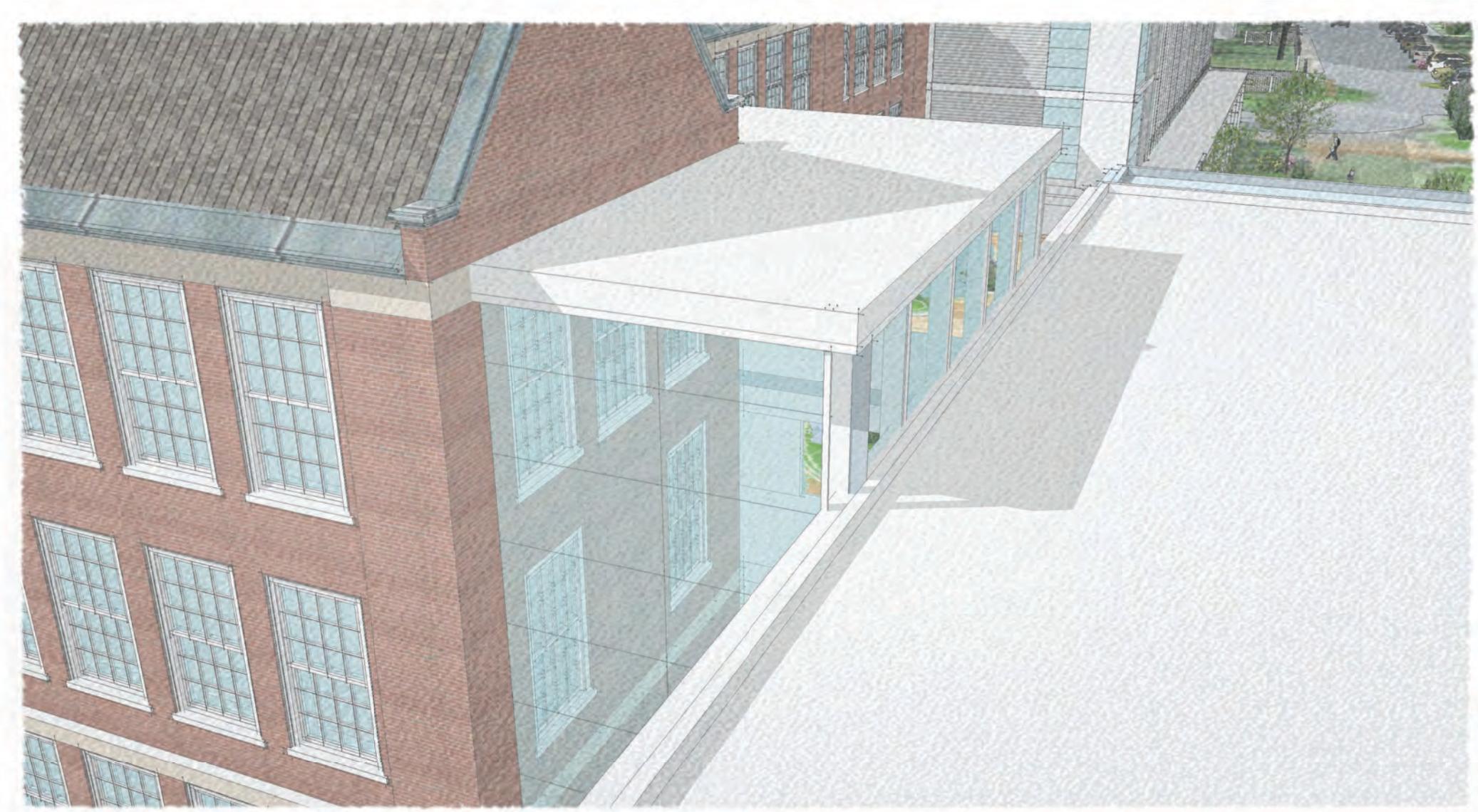
Perspective

Modified Stair Clerestory



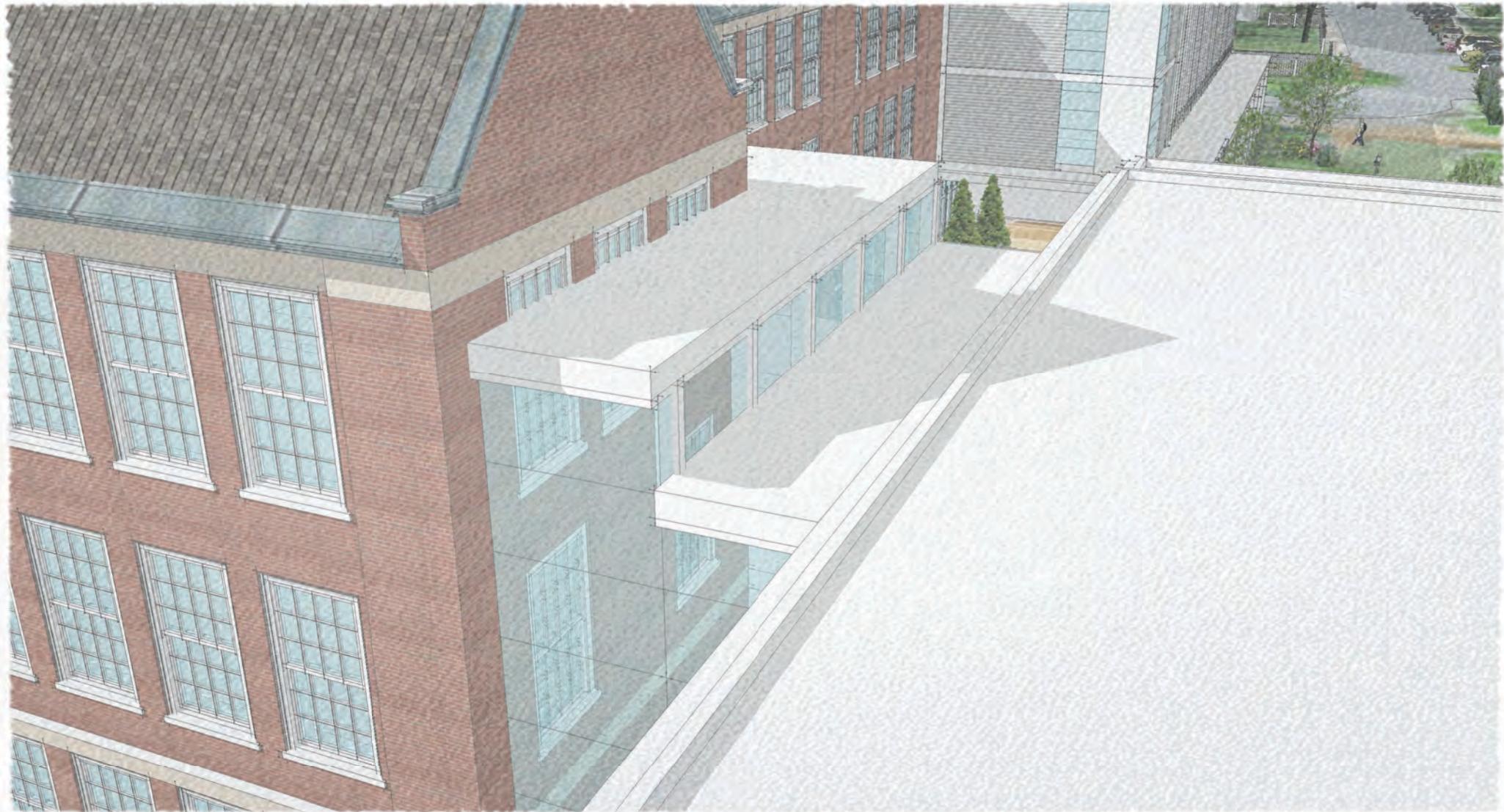
Perspective

Concept 4.1



Perspective

Modified Stair Clerestory



Perspective

Cabot Street Entry w/ Gym AHU



Perspective

View North on Parkview Ave. w/ Gym AHU

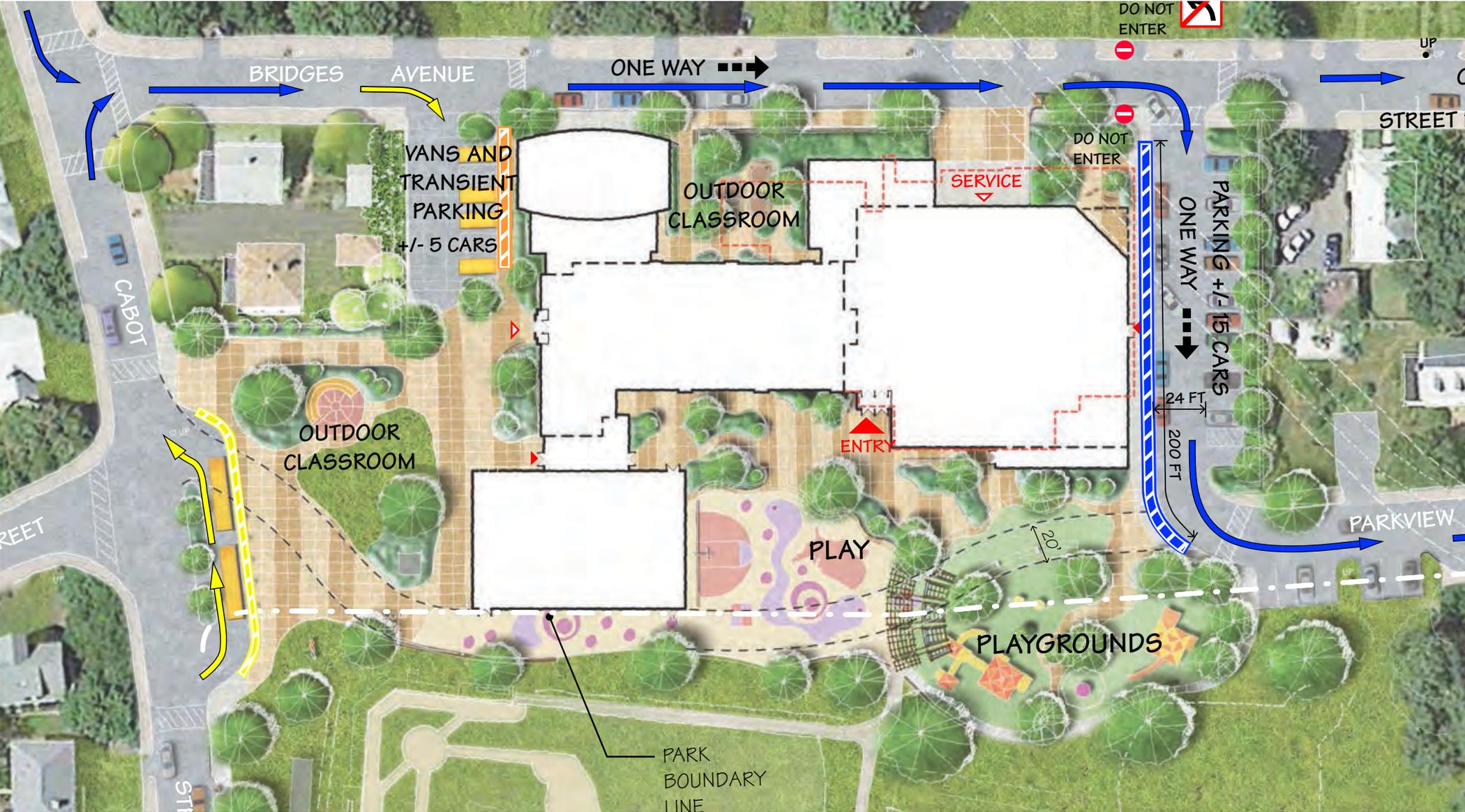


Perspective

View from Cabot Park w/ Gym AHU



Site Plan | Concept 4 Refinement



**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

8. Cabot "Re-Design" Consideration Letter (05/06/2016)



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts Cabot School Building Committee

Telephone
(617) 796-1100
Telefax
(617) 796-1113
TDD
(617) 796-1089

E-mail
dzaleznik@newtonma.gov
sandra_guryan@newton.k12.ma.us

May 6, 2016

To those interested in the Cabot School Building Project,

As you know, a few months ago the City Council approved funding to acquire the property at 23 Parkview Avenue. While the acquisition of that property greatly enhanced options for site circulation, traffic flow, and student drop-off and pick-up, it also offered an opportunity to relook at previous site plans and building layouts. Therefore, the Cabot School Building Committee met last evening, May 5 and approved the following motion:

“to pause the further development of the preferred alternative approved on April 5, 2016 for four weeks in order to determine if an alternative configuration using more of the north side of the site can be developed, including time and cost estimates, and incorporating the continuing priorities written in the meeting announcement for the meeting tonight on May 5, 2016.

- **The new Cabot School must meet the approved educational program,**
- **The portion of Parkview Avenue from the school to Cabot St. will be permanently closed,**
- **The students and staff of Cabot will move to the Carr School as planned in the fall of 2017 and will not spend longer in the old Cabot building than previously anticipated,**
- **School and City officials will make certain that we are not compromising our work with the Massachusetts School Building Authority (MSBA) nor their commitment of funds to the Cabot project, and**
- **The circulation plan advanced on April 5 will still be used.”**

As a result of this vote, Mayor Warren has reached out to Jack McCarthy, Executive Director of the Massachusetts School Building Authority. Mr. McCarthy confirmed his commitment to seeing the Cabot School project through, and most importantly has assured the Mayor that this reevaluation of the proposed design will not jeopardize the City’s position with the MSBA.

A meeting of the Cabot School Building Committee has been scheduled for Thursday, June 2, at 6:00 pm (location to be determined) in order to allow the architect to present a new schematic design which meets all of the aforementioned criteria. Following the presentation and public comment on that evening, the CSBC will take a final vote to determine which design will be sent forward to the City Council for site plan approval.

We look forward to working with the City Council, the School Committee, the School Department, parents, and the community as we expeditiously work through this process to provide the best Cabot School for our children and our community.

Sandra Guryan & Dori Zaleznik
Cabot School Building Committee, Co-Chairs

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

9. Massachusetts Historical Commission Letter (07/07/2016)



The commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 7, 2016

Joshua R. Morse
Public Buildings Commissioner
City of Newton
Public Buildings Department
52 Elliot Street
Newton Highlands, MA 02461-1605

RE: Cabot School New Additions and Renovation; Cabot Street, Blake Street; Newton, MA;
MHC# RC.60476

Dear Mr. Morse:

The Massachusetts Historical Commission (MHC) is in receipt of information submitted to the Newton Historical Commission concerning the property referenced above. The subject property at Cabot Street (MHC# NWT.3634), historically known as Cabot School, is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth. After a review of the information submitted, MHC staff have the following comments.

It appears that Newton Public Schools may be undertaking a proposed project at the subject property at Cabot Street utilizing funding from the Massachusetts School Building Authority (MSBA) in the near future.

Under M.G.L. Ch.9 ss.26-27C (950 CMR 71), the MHC reviews and comments on all projects that would be receiving a state agency's funding, license, permit, determination, order, approval, or other entitlement for use. If the proposed project is also receiving federal funding, licensing, permitting, or approvals, as a federal undertaking, this project must also be reviewed by the MHC for its effects to significant historical or archaeological properties listed in the National Register of Historic Places, or eligible for listing in the National Register, in compliance with Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800).

The demolition of a historic building in MHC's Inventory triggers the filing of an Environmental Notification Form (ENF). If demolition of an inventoried property is the only anticipated ENF threshold, a proponent may consult with the MHC and change the project to result in a "no adverse effect" determination, or, as a result of consultation, seek to enter into a Memorandum of Agreement with the MHC in lieu of filing an ENF. If an ENF is not filed, the project review process must involve and take into account public comment prior to the development of any Memorandum of Agreement (301 CMR 11.03(10)).

For federal undertakings, the lead federal agency would need to identify the area of potential effect for the proposed project, evaluate any significant historical or archaeological properties listed in the National Register of Historic Places, or eligible for listing in the National Register, and consult with the project proponent, the Massachusetts SHPO (MHC), and any other interested members of the public in compliance with 36 CFR 800.

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

If review by the MHC is required, the MHC looks forward to receiving and reviewing a Project Notification Form (PNF) proposed project description; project plans and elevations; current original photographs of the subject property and adjacent properties, keyed to a sketch map; and a USGS map that clearly marks the project location. For a copy of the PNF form and further information on MHC's website, go to www.sec.state.ma.us/mhc/mhcrevcom/revcomidx.htm.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800); M.G.L. Chapter 9, sections 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and MEPA (301 CMR 11). Please do not hesitate to contact Ryan Maciej of my staff if you have any questions.

Sincerely,



Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Mayor Setti D. Warren, City of Newton
Dr. David Fleishman, City of Newton School Superintendent
John McCarthy, MSBA
Secretary Matthew Beaton, EEA; Attn. MEPA
Nancy Grissom, Newton Historical Commission
Katy Hax Holmes, City of Newton Planning Department
DiNisco Design Partnership Ltd.
NV5
Dan Dyer, Newton

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

10. Newton Historical Commission Meeting (07/28/2016)



Newton Historical Commission Meeting

July 28, 2016



Cabot School



DiNisco Design
PARTNERSHIP

Cabot School Property

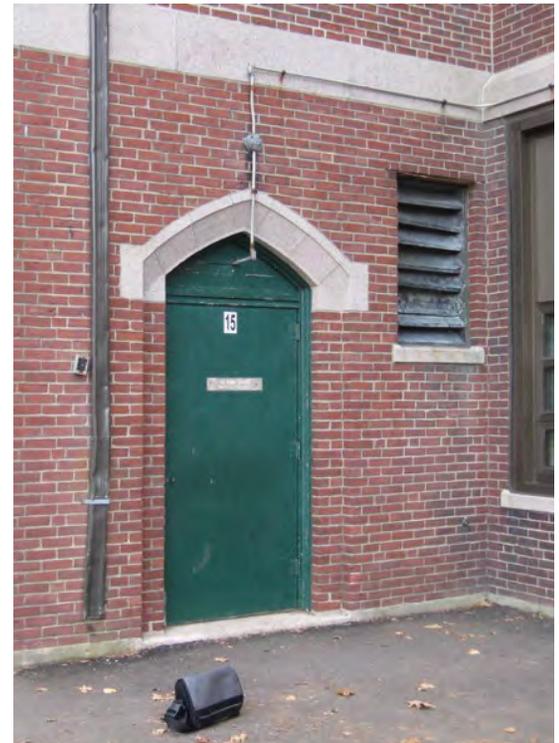


Existing Site Utilization

- 1.77 acres - constrained
- Limited play areas
- Congested traffic/drop-off
- No separate bus zone
- Inadequate parking



Existing Cabot School



Existing Cabot School



Existing Cabot School



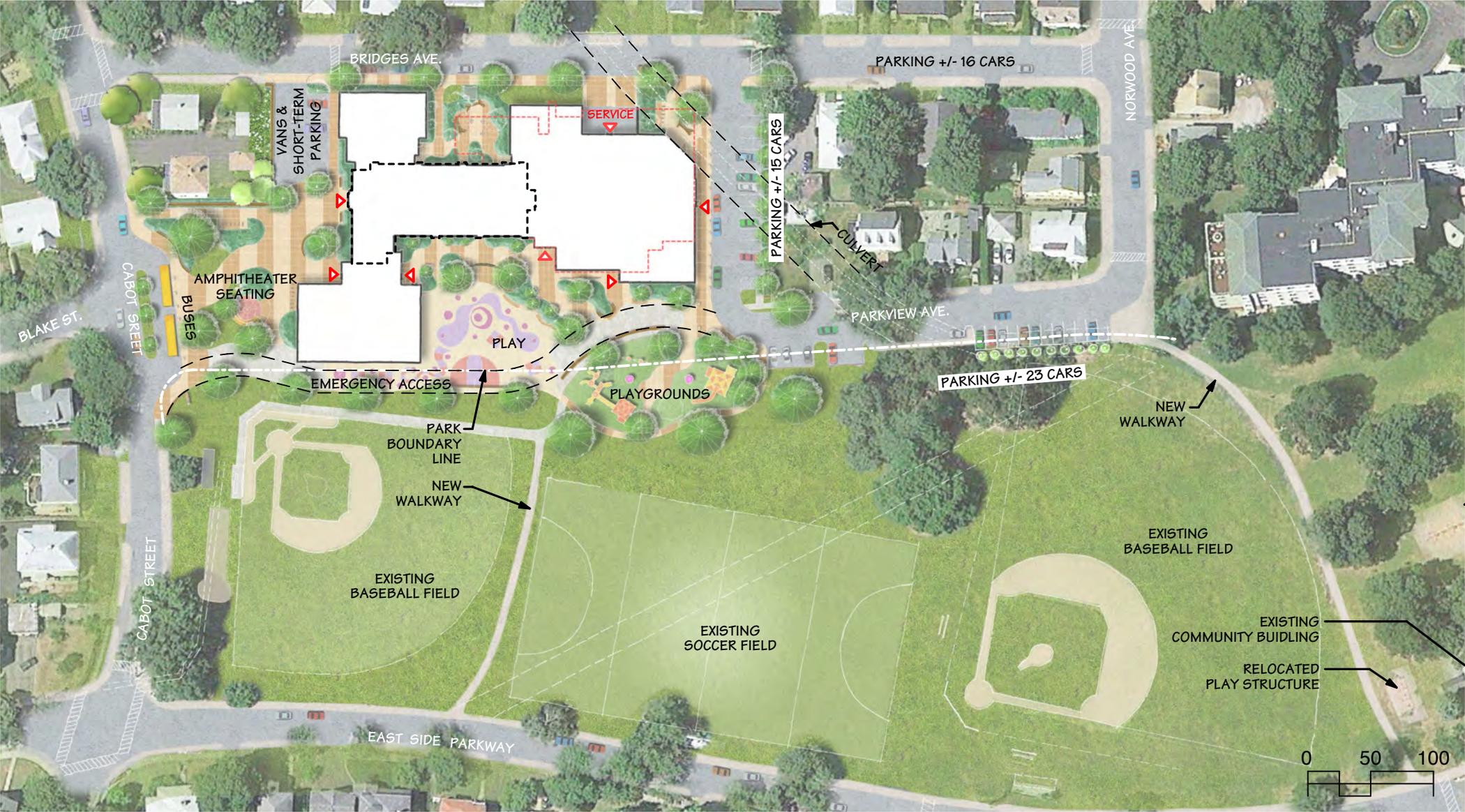
Existing Cabot School



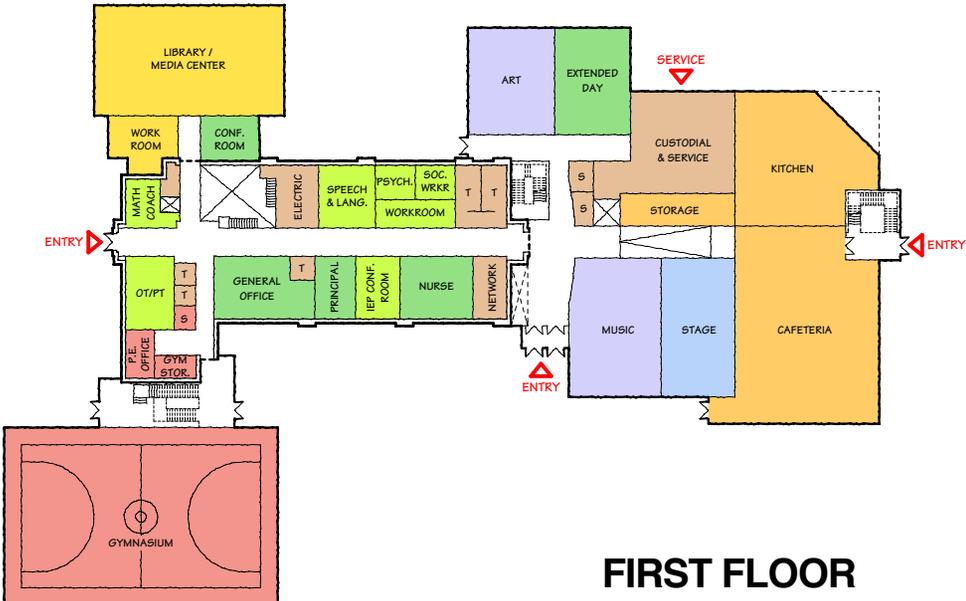
Guiding Educational Principles

- Collaboration / Team Teaching / Inclusionary Practices
- Classrooms clustered by grade
- Grade classrooms adjacent to and opposite of each other
- SPED programs evenly distributed on academic floors
- Project / Break-out spaces evenly distributed
- Balanced distribution of programs
- Cafeteria has direct access to park and plaza
- Gymnasium on first floor
- Zoning allows for community use
(Gym, Library, Cafe, Art, Music, & After School Program on 1st floor)
- Connection to park and plaza for all aspects of school program
(physical and visual)

Current Site Plan



Current Design



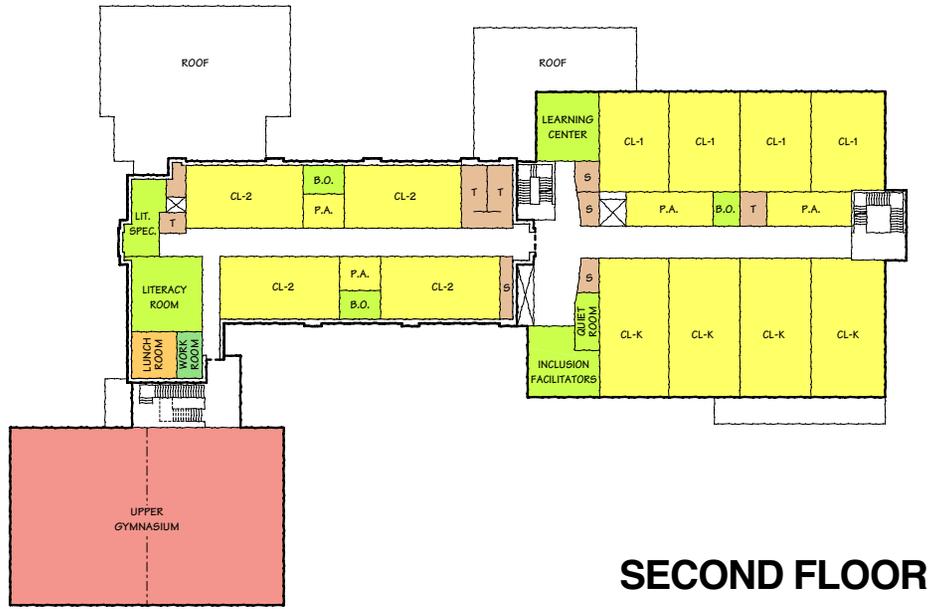
FIRST FLOOR

LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES



THIRD FLOOR

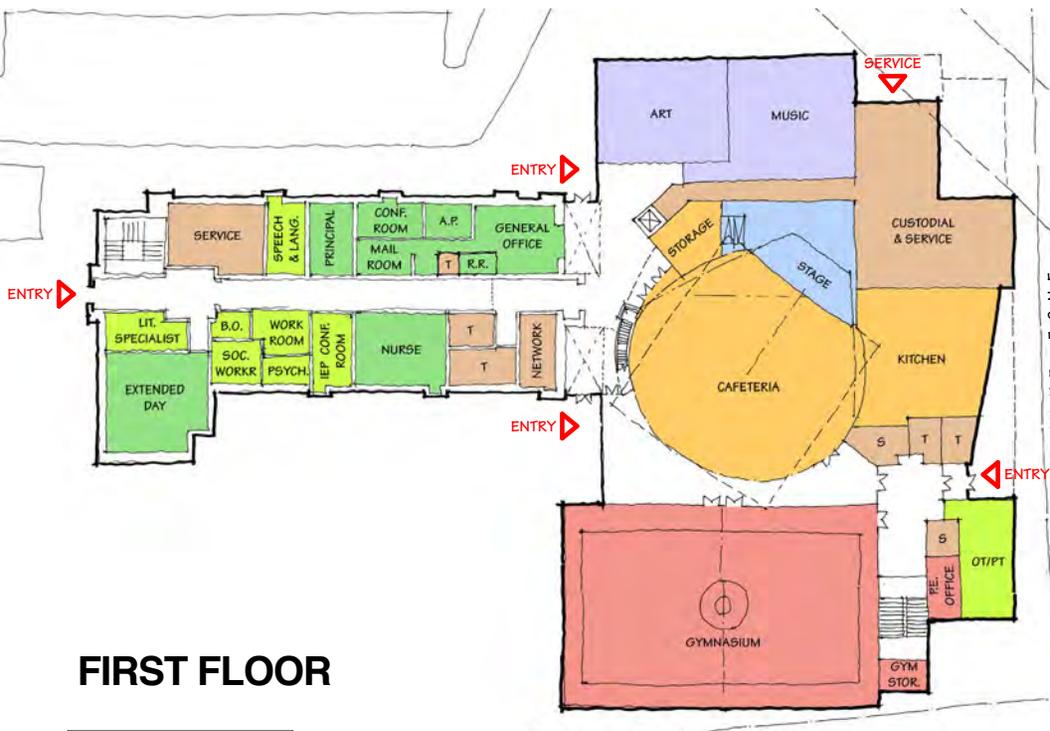


SECOND FLOOR

Alternate Concept Site Plan (Not Approved)



Alternate Concept (Not Approved)



FIRST FLOOR

LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES



THIRD FLOOR



SECOND FLOOR

Guiding Design Principles

- Locate and size additions to be sympathetic to the neighborhood scale and to work with the existing building
- Use volumes and transparencies that “dematerialize” additions in order to reduce apparent size
- Use materials, color, and details that create a “lighter” feeling in order to reduce apparent size
- Use a quiet, contrasting expression for additions in order to feature the existing building
- Keep / restore volumetric integrity of the existing building at connection points to additions
- Re-establish original front entry as main entrance

NHC Input To Date

- Refine details of Classroom, Library, and Gym façades to be more harmonious as an overall composition
- Continue to study window pattern of each addition
- Continue to study Gymnasium “link”

Perspectives

Aerial View



Gymnasium Location Study



CURRENT



ON CABOT STREET



ROTATED



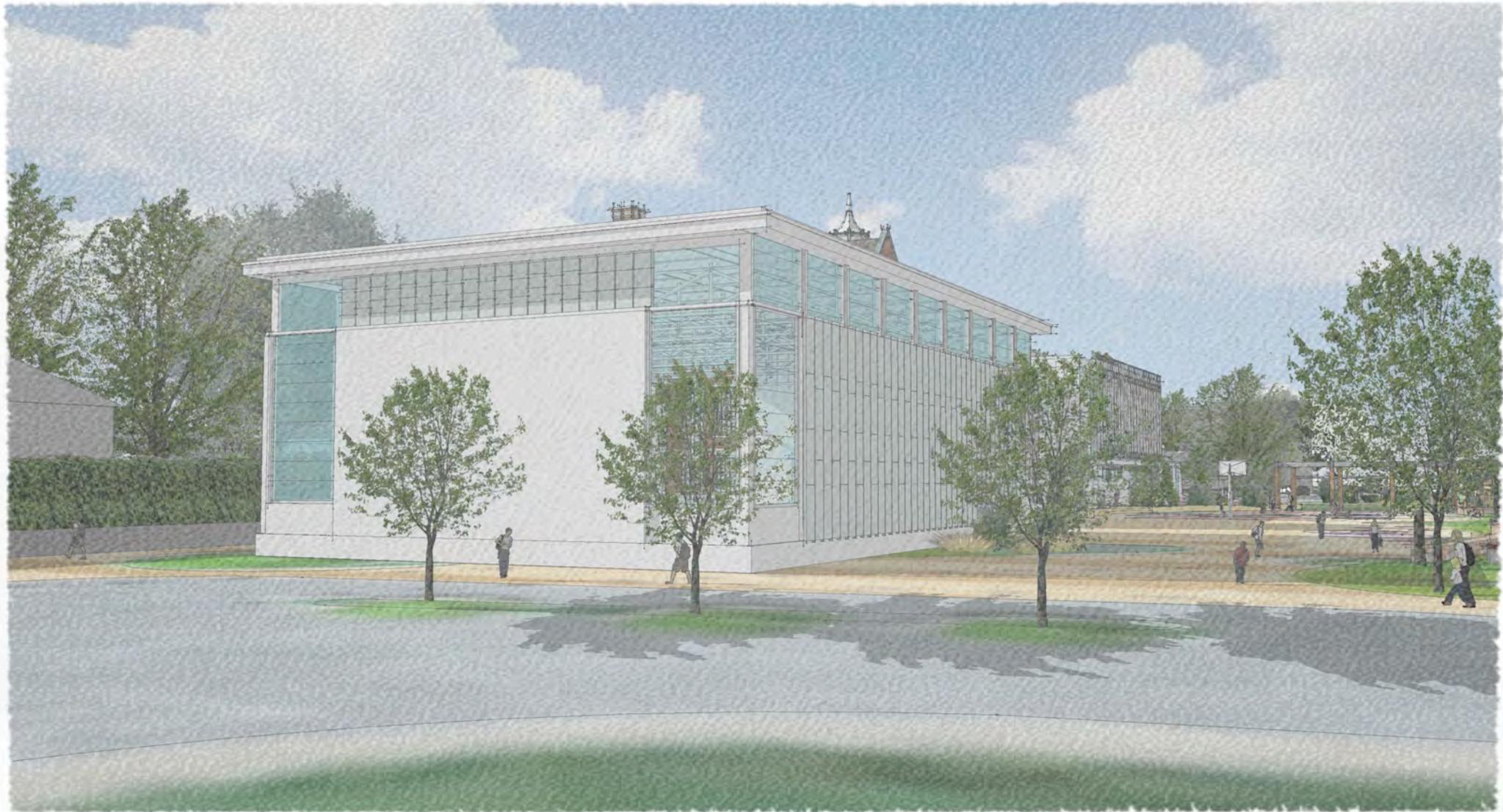
Gymnasium Location Study

Gym Rotated 90°



Gymnasium Location Study

Gym on Cabot St.



Gymnasium Location Study

Current Location



Perspectives

Aerial View



Perspectives

Cabot Street



JULY 2015



JULY 2016

Perspective

form 144 Eastside Parkway



Elevation Studies

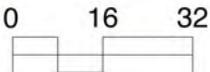
East Elevation



DECEMBER 2015



JULY 2016



Elevation Studies

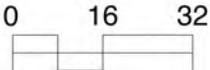
South Elevation



DECEMBER 2015

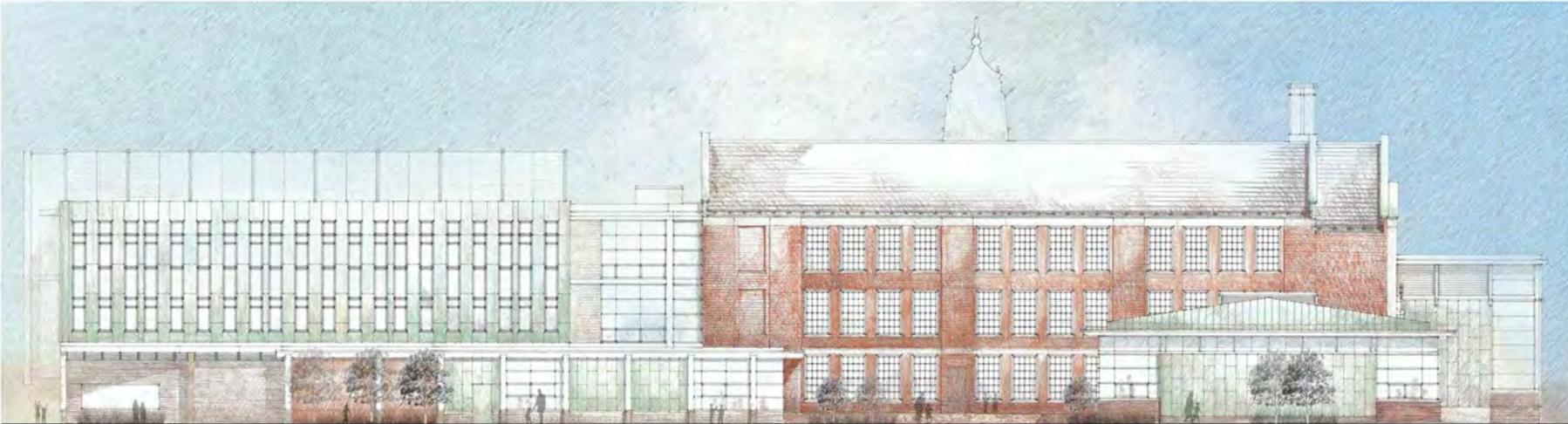


JULY 2016



Elevation Studies

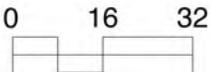
West Elevation



DECEMBER 2015



JULY 2016



Perspectives

North on Bridges Ave.



JULY 2016

Perspectives

South on Bridges Ave.



JULY 2016

Perspectives

South on Parkview Ave.



JULY 2016

Perspectives

Classroom Addition “Link”



JULY 2016

Perspectives

Gymnasium Addition “Link”



JULY 2016

Next Steps

- Incorporate NHC comments to date
- Solicit additional feedback from NHC
- Provide update to NHC in August 2016 for vote of approval
- Submit project for Sec. 5-58 site plan approval
- Submit project for MHC & MEPA approval in September 2016
- Submit project for MSBA approval in September 2016

**Commonwealth of Massachusetts
Massachusetts Historical Commission**

**Project Notification Form
Cabot Elementary School**

List of attachments

11. Newton Historical Commission Meeting Presentation & Resolution
(8/25/2016)



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov
Barney S. Heath
Director

RECORD OF ACTION:

DATE: August 29, 2016
SUBJECT: 229 Cabot Street (Cabot Elementary School)

At a scheduled meeting and public hearing on August 29, 2016 the Newton Historical Commission, by a vote of 4-0:

RESOLVED to submit comments to Massachusetts Historic Commission in support of the schematic design, as presented, of the addition/renovation of the Cabot Elementary School for the following reasons:

- 1) The proposed schematic design will preserve and restore the original Cabot School building, which will stand at the core of the new school complex and continue its use as an elementary school for many more years;
- 2) The proposed additions have been designed to defer to the historic structure in terms of massing, scale, and location, recognizing that the programmatic needs for a modern elementary school must be balanced with the integrity of the historic structure. Members believed this design to be a reasonable compromise with respect to all of the alternatives that were presented and considered;
- 3) The designers and City are committed to preserving historic elements of the structure and incorporating those elements into the new school,.

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____
 Nancy Grissom, Member
 Jeff Templer, Member
 Peter Dimond, Member
 Jean Fulkerson, Member

Title Reference: Owner of Property: _____ City of Newton _____

Deed recorded at: Middlesex (South) Registry of Deeds

Book _____, Page ____

Date _____

Katy Hax Holmes
Staff



Newton Historical Commission Meeting

August 25, 2016



Cabot School



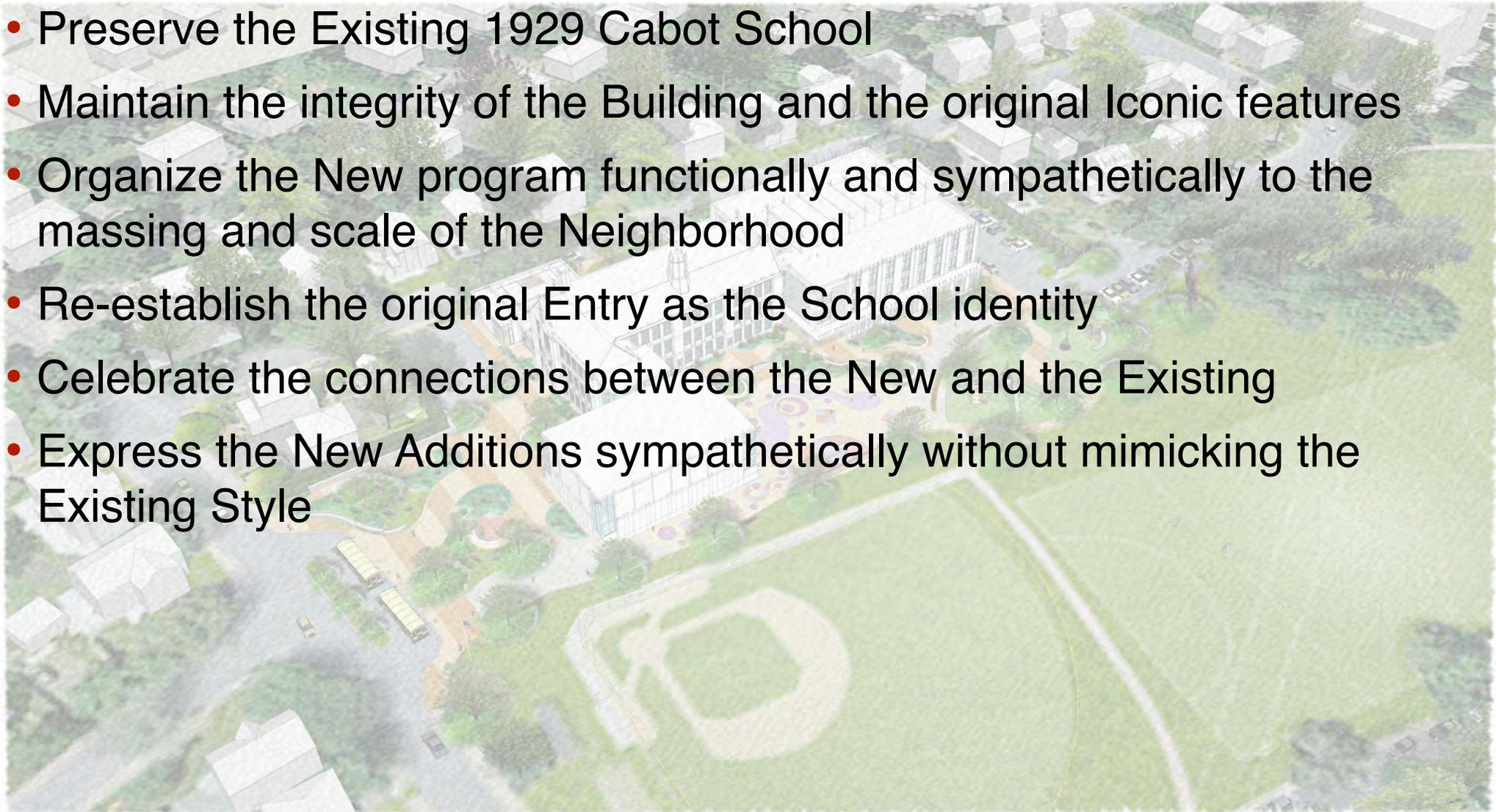
DiNisco Design
PARTNERSHIP

Aerial View



Concept

- Preserve the Existing 1929 Cabot School
- Maintain the integrity of the Building and the original Iconic features
- Organize the New program functionally and sympathetically to the massing and scale of the Neighborhood
- Re-establish the original Entry as the School identity
- Celebrate the connections between the New and the Existing
- Express the New Additions sympathetically without mimicking the Existing Style



Perspectives

From Cabot Street



Perspectives

From Cabot Street



Perspectives

From Cabot Street



Perspectives

From Cabot Street



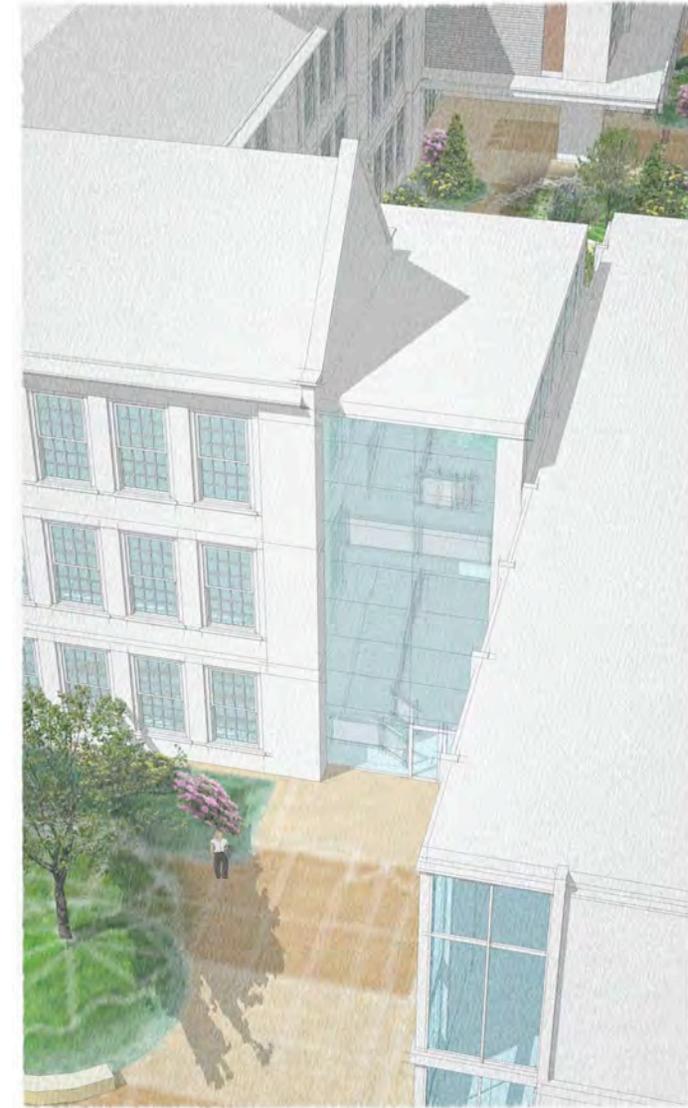
Perspectives

Gymnasium “Link”



Stair / Link Study

Option 1 (Current Design)



Stair / Link Study

Option 2



Stair / Link Study

Option 3



Stair / Link Study

Option 4



Perspectives

Gymnasium “Link”



Perspectives

North on Bridges Ave.



Perspectives

North on Bridges Ave.



Perspectives

Courtyard on Bridges Ave.



Perspectives

Courtyard on Bridges Ave.



Perspectives

South on Bridges Ave.



Perspectives

North Elevation



Perspectives

South on Parkview Ave.



Perspectives

From Cabot Park



Perspectives

Classroom “Link”



Perspectives

From Cabot Park



Perspectives

From Cabot Park



Perspectives

From 144 East Side Parkway



Perspectives

From 144 East Side Parkway



Perspectives

Aerial View



Next Steps

- NHC vote of approval
- Continue to refine detailing, materials and color selection
- Submit project for Sec. 5-58 site plan approval
- Submit project for MHC & MEPA approval in September 2016
- Submit project for MSBA approval in September 2016



**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

3. AUL Area Map

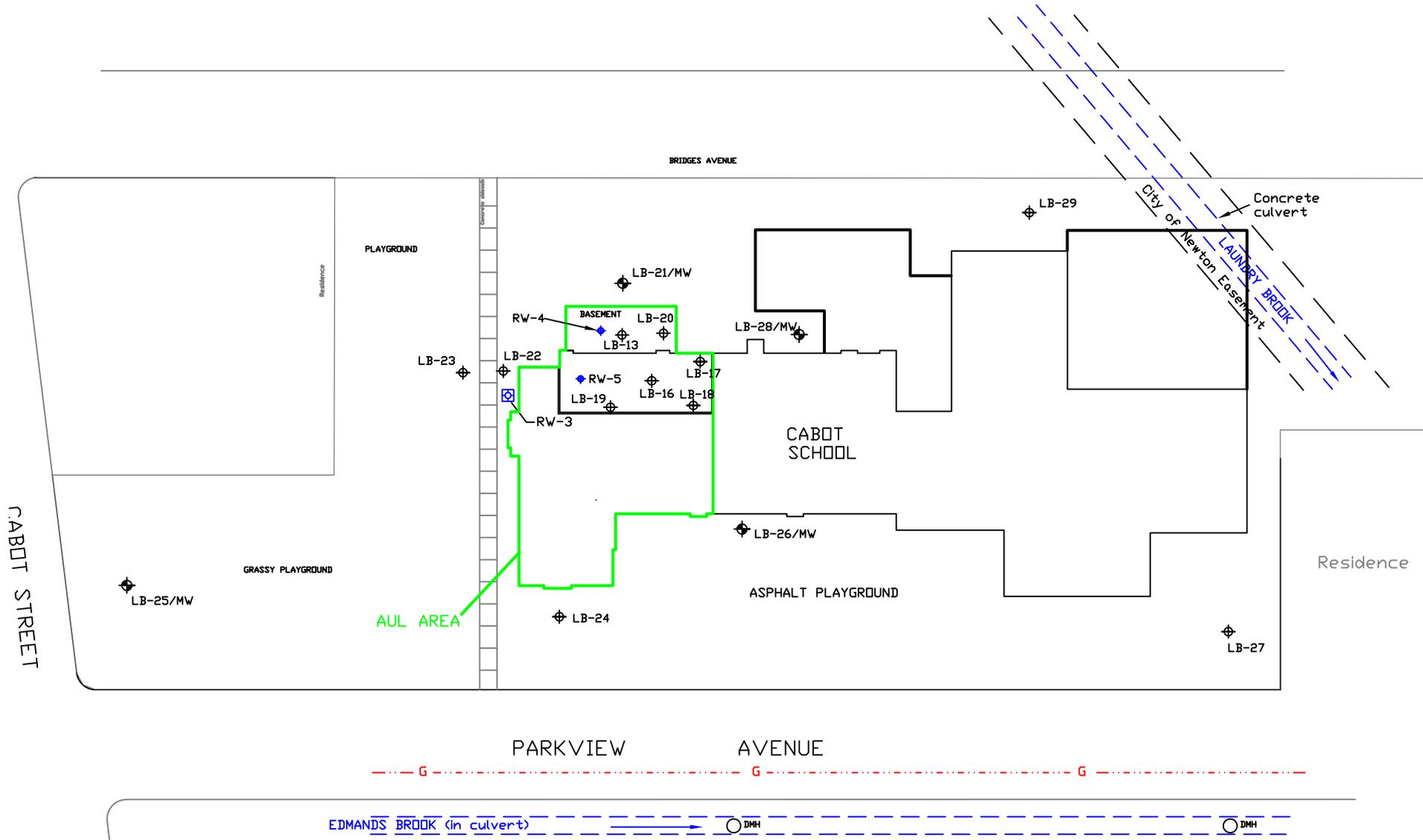



 Figure to
 Approximate Scale

LEGEND

	Soil Sampling Location
	Boring
	2" Monitoring Well
	4" Extraction Well (in basement)
	4" Extraction Well (w/manway cover)

FIGURE 4
 SITE PLAN
 CABOT SCHOOL
 229 CABOT ST, NEWTON, MA

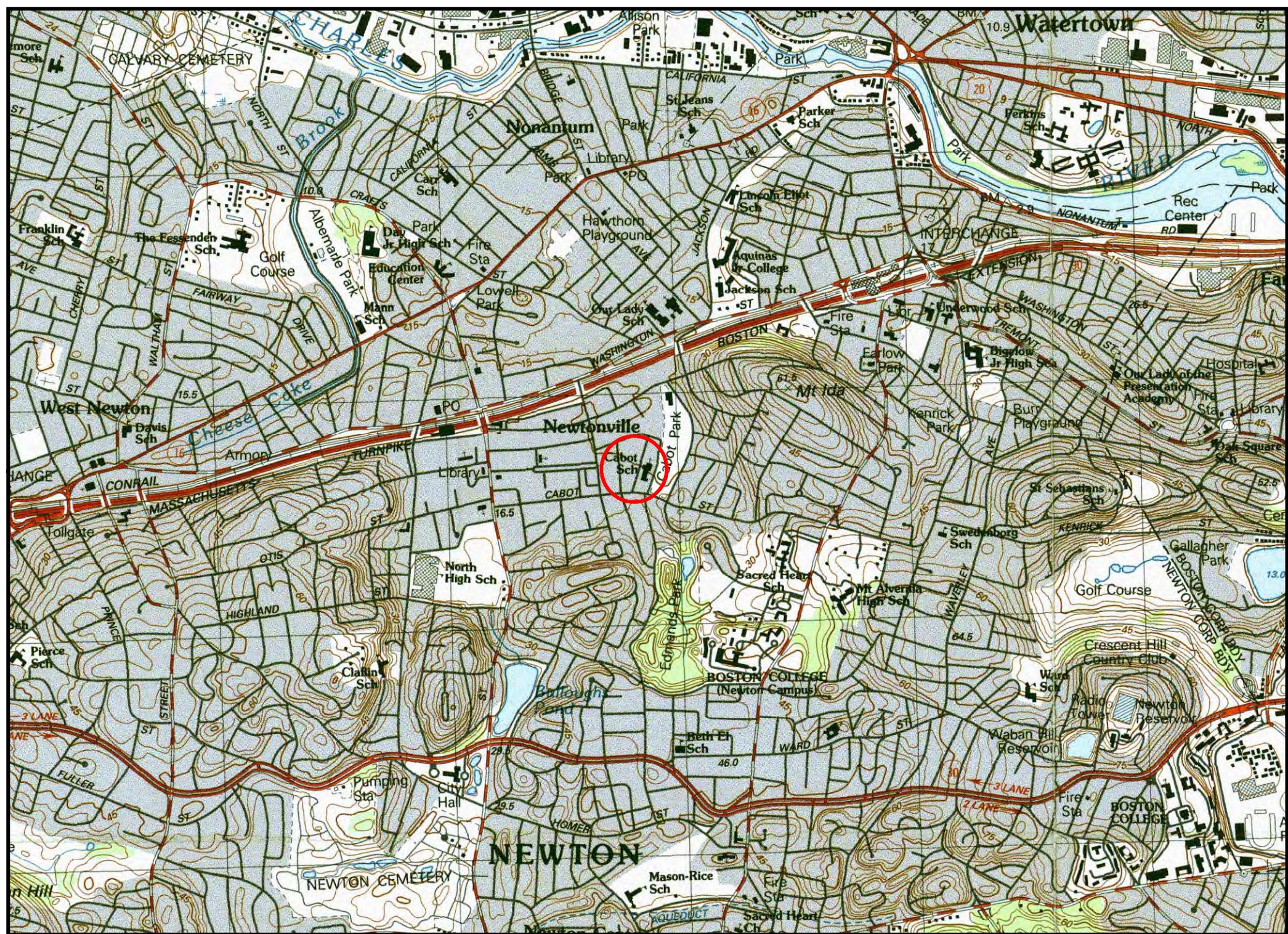
Prepared By:
 LORD ASSOCIATES
 1506 PROVIDENCE HWY #30
 NORWOOD, MASSACHUSETTS 02062
 UPDATED 11/12/10
 file: SITE PLAN SEPTEMBER 2014

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

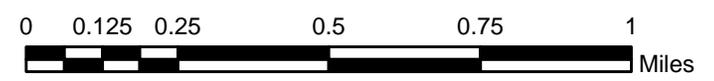
**Environmental Notification Form
Cabot Elementary School**

List of attachments

4. USGS Map



U.S. Geological Survey Topographic Map - Newton, Massachusetts

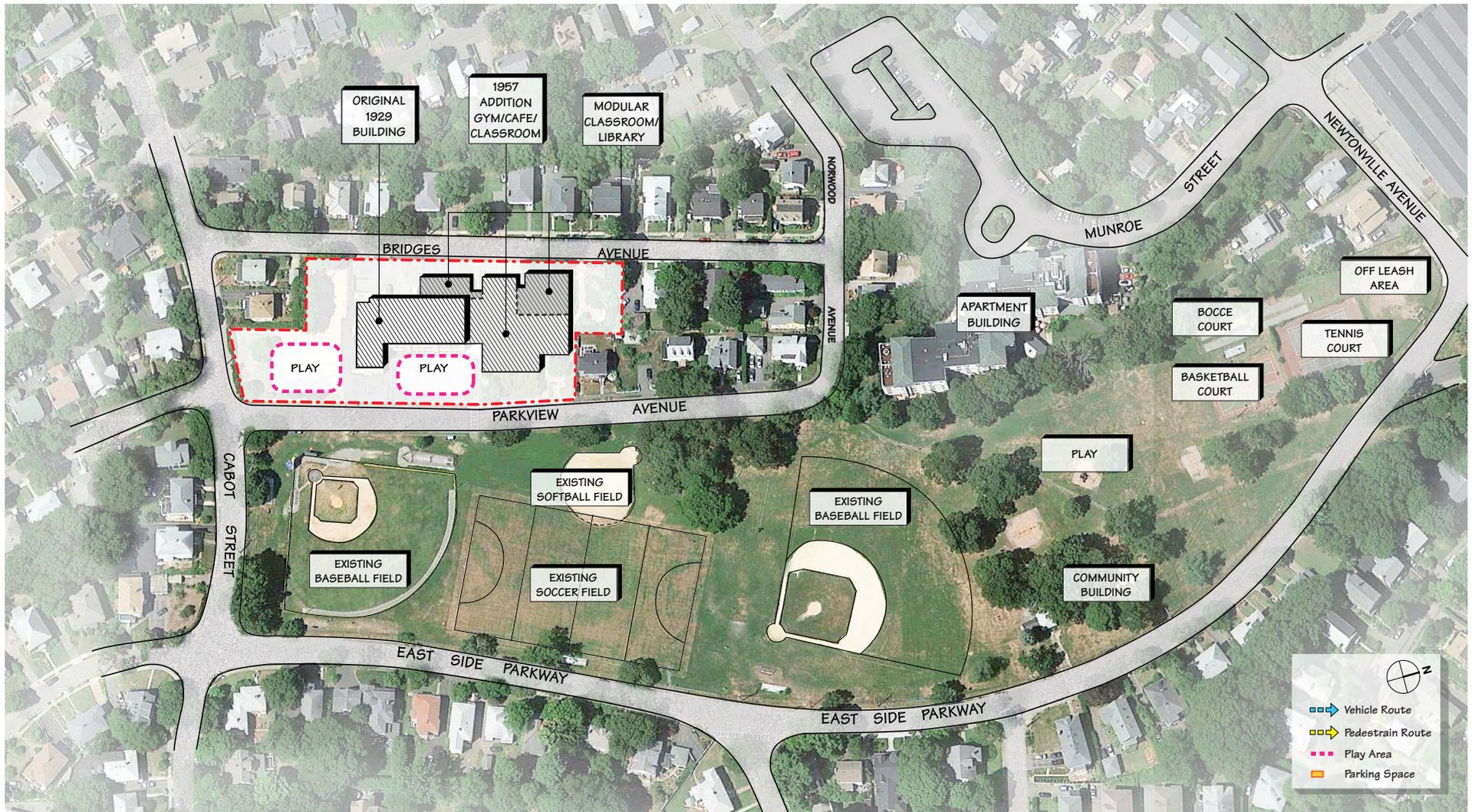


**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

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5. Existing Site Plan

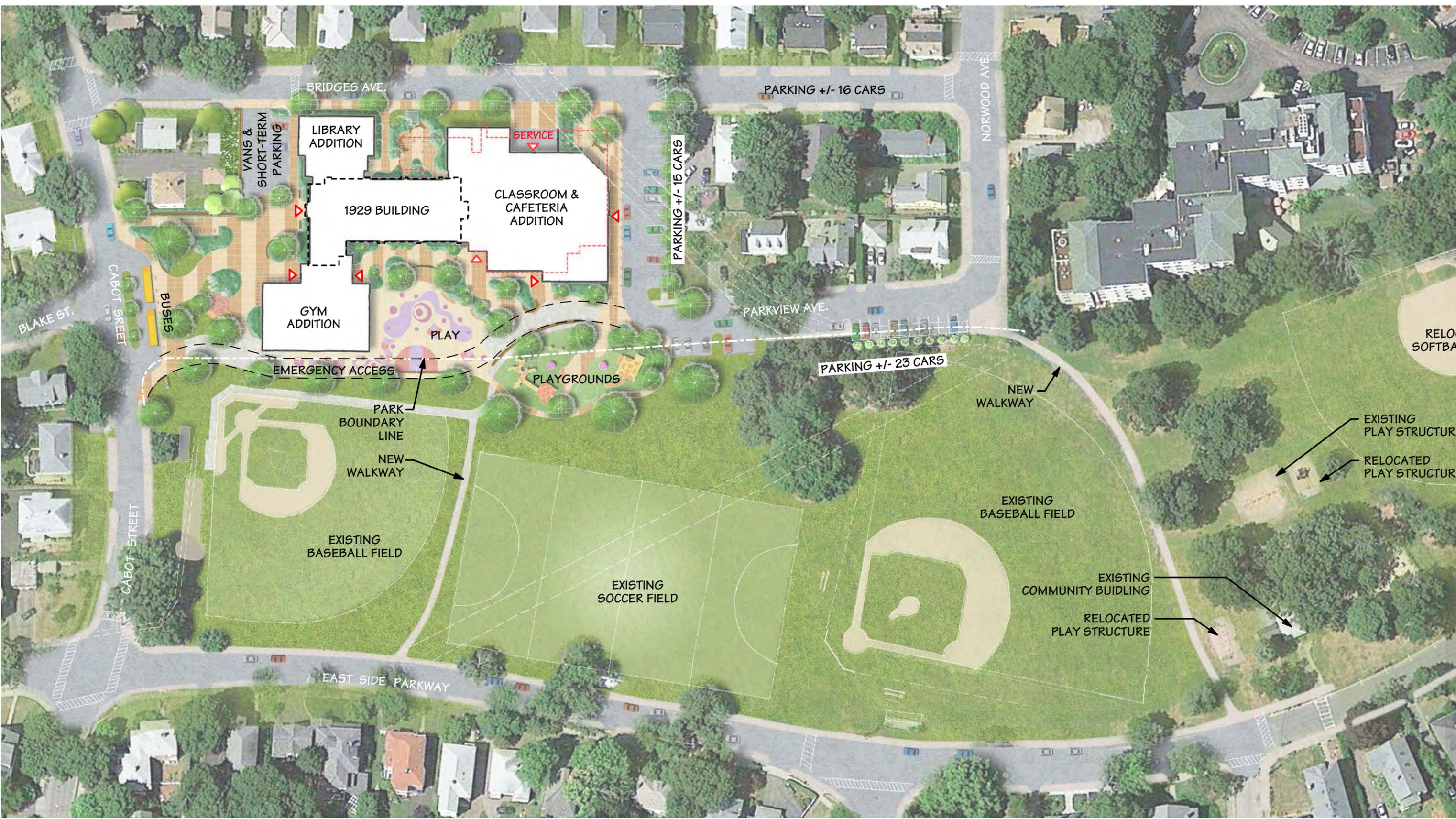


**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

6. Proposed Site Plan



Site Plan

0 40 80 30 August 2016

CABOT SCHOOL
Newton, MA

DiNisco Design Partnership
Limited
architects and planners

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

7. List of Agencies/persons receiving ENF

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of Agencies/Persons Receiving ENF

Secretary Richard K. Sullivan, Jr.
Executive Office of Energy and Environmental Affairs (EEA)
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Department of Environmental Protection
Boston Office
Commissioner's Office
One Winter Street
Boston, MA 02108

Department of Environmental Protection
DEP/Northeast Regional Office
Attn: MEPA Coordinator
205B Lowell Street
Wilmington, MA 01887

Massachusetts Department of Transportation
Public/Private Development Unit
10 Park Plaza
Boston, MA 02116

Applicable Massachusetts DOT District Office
District #6
Attn: MEPA Coordinator
185 Kneeland Street
Boston, MA 02111

Massachusetts Historical Commission
The MA Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Metropolitan Area Planning Council
60 Temple Place/6th floor
Boston, MA 02111

If the Project is in a municipality served by the Massachusetts Water Resources Authority (MWRA)
Massachusetts Water Resource Authority
Attn: MEPA Coordinator
100 First Avenue
Charlestown Navy Yard
Boston, MA 02129

In each municipality affected by the Project A listing of municipal agency addresses and contact persons is available through the Commonwealth of Massachusetts website at <http://www.state.ma.us/cc> :

City Council
Planning Board / Department
Conservation Commission
Department / Board of Health

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

- 8 List of municipal + federal permits + reviews required by project

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of Municipal / Federal Permits and Reviews Required by Project

Newton Historical Commission

Newton Design Review Committee

Newton City Council

Newton School Committee

**Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form
Cabot Elementary School**

List of attachments

9. MEPA PNF Notice (Local Newspaper Notice)

***Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs***

MEPA Office

100 Cambridge St., Suite 900
Boston, MA 02114
Telephone 617-626-1020

The following should be completed and submitted to a local newspaper:

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: Cabot Elementary School

LOCATION: 229 Cabot Street, Newtonville, MA 02460

PROPONENT: City of Newton

The undersigned is submitting an Environmental Notification Form ("ENF") to the Secretary of Energy & Environmental Affairs on or before
15 September 2016 (date)

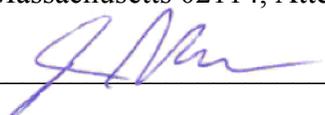
This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act ("MEPA", M.G.L. c. 30, s.s. 61-62I). Copies of the ENF may be obtained from:

Newton Public Buildings Department, 52 Elliot Street, Newton, MA 02461

(Name, address, phone number of proponent or proponent's agent)

Copies of the ENF are also being sent to the Conservation Commission and Planning Board of City of Newton *(Municipality)* **where they may be inspected.**

The Secretary of Energy & Environmental Affairs will publish notice of the ENF in the Environmental Monitor, will receive public comments on the project for 20 days, and will then decide, within ten days, if an environmental Impact Report is needed. A site visit and consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit or consultation session, should write to the Secretary of Energy & Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project.

By  *(Proponent)*

