

**Mountview School Building Committee
Meeting Minutes
June 12, 2012**

6PM

HMLD Building

Present: Chairman Paul Challenger, David White, Tom Pandiscio, Gary Kaczmarek, Margaret Watson, Erik Githmark, Jacquie Kelly, Peter Brennan

Absent: Nancy Galkowski, Chris Lucchesi, Mike Sherman

Others Present: Mike Pagano, LPA, Bill Senecal, LPA, Elizabeth Helder, Recording Secretary

1. OPM/Architect Update

LPA confirmed that a hazardous materials survey was completed on the outside of the building. An interior haz-mat survey will be conducted the week of June 18th. A Room Summary review will be conducted with the Superintendent on June 21st.

The Green Engineer Charette will be held at 9AM on June 21st. The meeting will be held in the Curriculum Center at the District offices in the downstairs conference room. This is the first of two charettes that are required as part of the PDP. School staff and faculty are invited to attend. Mr. White commented that many of the green engineering ideas (no idling buses, bike racks at school etc.) are already policies that exist within the District. He said he would have preferred to hold the meeting(s) when more Committee and community members could attend as they will want to provide environmental input about geothermal, LED lighting, sustainable building practices, etc. Mr. Pagano commented that staff may have input into the sustainable design of the building. Mr. Pagano said that the second meeting could be scheduled in the evening or on a Saturday to generate more interest in community involvement. Mr. Pagano added that no decisions would be made at the meeting: it is strictly an outreach/informational meeting to inform those attending what a green project entails. It is important to hold this meeting sooner than later in order to make the Feasibility Study deadline. Ms. Watson encouraged the Committee to invite the media to attend and place the time/date of the meeting or a press release in the paper. Mr. Githmark said that he could access the connect-ed phone system to inform parents about the meeting. Mr. White suggested that members of the Selectmen, Finance Committee and School Committee be invited to the meeting too.

Mr. Pandiscio asked about the timeline on the Room Summary. Mr. Pagano said it was limited to the work involved in the Module 3 – Feasibility Study and would need to be finished by the end of June because the MSBA deadline for this study is July 12th. The Preferred Schematic Design (PSD) is due to the MSBA on August 9th. The School Committee must vote to approve the PSD and the Superintendent and the Town Manager must sign the document.

Chairman Challenger asked if the PSD would be finished/ready to present to the School Committee at their scheduled meeting on July 23rd. 1

Dave White asked if the School Committee could vote to authorize the Superintendent to sign off on the final plan or have the final plan in the Superintendent's office for School Committee members to sign closer to the deadline date in August.

Dr. Pandiscio suggested that a preliminary PSD report be made to the School Committee on July 23rd for education/input purposes to bring them up to speed. Then the School Committee should call for a Special School Committee meeting the first week of August for a final plan presentation and vote. Ms. Watson commented it might be difficult to get a quorum the first week of August. Mr. Challenger also commented that 60% of the School Committee doesn't really have any interest in the project since they do not represent Holden. Dr. Pandiscio said he had confidence that a School Committee quorum would be achieved in August. He said he would make an announcement at the next School Committee meeting to gauge consensus of how many members would be able to attend a Special Meeting in August.

Mr. Pagano will send Mr. Brennan the language of the standard vote that the MSBA requires of the School Committee and the Superintendent to authorize the PSD.

Mr. Challenger asked if the process was moving too fast in a very critical stage of the process.

Mr. Pagano said believed the answer was no. He said that he felt confident that a quality building would come from the fast-paced process. He said that the process would become more automatic once the PSD was filed.

The Mountview School Building Committee agreed to take a vote prior to the School Committee meeting on July 23rd in order to advise the School Committee which plan the MSBC supports.

It was a consensus of the Committee to direct the School Administration to work directly with LPA on the Room Summary. The final Room Summary proposal will return to the MSBC for approval. Dr. Pandiscio said that the School Administration will customize the Room Summary to fit the needs of the educational needs of the school and will not necessarily conform to the MSBA guidelines. These departures from the guidelines will need to be thoroughly justified to the MSBA.

The traffic study has been completed.

Jacque Kelly will forward a Capital Budget Statement to LPA.

Mr. Kaczmarek said that a meeting had been scheduled for June 13th at 9AM with LPA, Town Engineering, Fire, and Police to review potential building sites and receive town input.

Mr. Kaczmarek said that he, Mr. Challenger, Mr. Githmark, and LPA conducted a walk-through of the Sherwood Middle School in Shrewsbury, MA on June 12, 2012 at 3PM. Mr. Senecal said another walk-through of the school will be held in September 2012. The school will be closer to substantial completion at that point. Mountview staff will be invited to attend.

Mr. Senecal said that it is very important the Committee commence with its Outreach Program sooner than later.

LPA and the Committee participated in a site review of potential building sites. Mr. Pagano said it had been determined that the west side of the Mountview school was filled in with construction debris from the I-190 connector project. Some type of soil improvement/mass excavation will have to occur if a new building is sited on this portion of the property.

The Committee discussed the 37-acres of Zottoli-owned land behind Dawson School. Mr. Pagano said that it was a large enough area and the soils are favorable. However, there are certain problems with the site. There are five property owners who would have to sell their land to the Town to make the site work. He commented that it will nearly be impossible to get five property owners to agree to sell. It would be very costly and time consuming for the Town to engage in an eminent domain land taking. LPA estimated that it would cost \$400,000-\$500,000 to purchase the land. Mr. White disagreed saying the town spent \$1M in 1997 to purchase the Mayo property and that was with a 50% discount. He said he felt it would cost closer to \$2M to purchase the Zottoli property. Sundin spent \$1.2M to purchase 20-acres on Salisbury Street for Winterberry Hollow. He said that if the Town could buy the Zottoli land for \$400,000 he would make a motion to buy it tomorrow. Any money spent on acquiring the site would not be eligible for state reimbursement. Unless the site provided offsetting efficiencies in site preparation costs, it would represent a significant project cost increase to the Town.

Motion by Dave White, seconded by Tom Pandiscio it was **UNANIMOUSLY VOTED TO NO LONGER CONSIDER THE ZOTTOLI PROPERTY ON SALISBURY STREET AS A POTENTIAL BUILDING SITE.**

The Committee considered the land off Malden Street/Chapel Street/Bullard Street. This land is owned by the Town. Mr. Pagano said the good things about the property are that is easily accessible from both Malden Street and Chapel Street, and shares a property line with the Mayo School. The land is large enough, but is divided by wetlands. He said the Holden Conservation Commission is very conservative and defends the wetland protection act stringently. There is also some farm land on site. The property can share fields/access and infrastructure with Mayo School. The land was donated by WPI to Holden Youth Sports Incorporated for playing field development. However, HYSI determined it was too costly to develop for sports purposes and the land reverted back to town ownership. Mr. Pagano said he has a history with the soil in the area, since LPA was the architect for the Mayo school. The soil at Mayo was poor; a dense, clay like play-dough that does not absorb water and turns to grease when wet. There is a good chance that soil on this land is similar.

Mr. Pagano said he was not very warm to this site explaining that he feels it will be too expensive to develop. However, he suggested allowing LPA to pursue the next level of exploration of the site for the PSD. Traffic Engineering, Landscape Architect, and soil prep/conservation/wetlands will be explored in order to continue this site as an option.

Motion by Tom Pandiscio seconded by Dave White, it was **UNANIMOUSLY VOTED TO DIRECT LPA TO CONTINUE TO PURSUE THE MALDEN STREET SITE.**

Margaret Watson said that Bullard Street was a highly trafficked road. She said it had not been developed to handle additional traffic. Adding traffic from another school on Bullard Street will mean that work would have to be done to Bullard Street.

Mr. White commented that Mountview sits on a highly trafficked Shrewsbury Street, which provides access to I-190/I-290. Moving the middle school to a new site will help alleviate 1/3 of the traffic on Shrewsbury Street in the morning.

Mr. Senecal provided an update from the Massachusetts Department of Agricultural Resources (MDAR) concerning the agricultural farmland designation at the Mountview site. Barbara Hobson at MDAR said the MDAR really doesn't consider the site as farmland anymore. A garden can be planted on the Mountview site as a remediation to the designation.

The other two sites also contain some amount of agricultural land. However, it has been so long since the land was used as farmland, forests have grown up, and the land would be reclassified.

Dave White asked if LPA has determined how they would site a school on the existing site. Is there a need to purchase any abutting property to make the site more useable? Mr. Pagano said he was looking at multiple options to develop the site. Land acquisition is not a reimbursable expense.

Dave White inquired who owns the 28-acres in the back corner that abuts the current site. He said he thought the Zottoli family might own the land. He said the purchase of several acres in the back corner might help make the current site more usable. Mr. Kaczmarek will determine who owns the land. The Committee agreed to have Mr. White approach the owner and inquire if the owner would be interested in selling a portion of the land.

Mr. Senecal emailed the Committee on June 12th to forward an updated Summary of Deliverables.

The Committee is scheduled to meet on Tuesday, June 20th at 6PM at the HMLD.

2. Approval of Previous Minutes

Motion by Peter Brennan, seconded by Dave White, it was **VOTED 7-0-1 WITH 1 ABSTAINED TO APPROVE THE JUNE 5, 2012 MEETING MINUTES. (ABSTAINED: WATSON.)**

3. Adjournment

Motion by Dave White, seconded by Erik Githmark, it was **UNANIMOUSLY VOTED TO ADJOURN THE JUNE 12, 2012 MEETING AT 8PM.**