

ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) MEETING				MEETING MINUTES	
Newton City Hall, Aldermanic Chamber			APPROVED, 06/26/14		
June 6, 2014					
5:00 PM					
<b>ATTENDEES:</b>					
NAME	ZSBC	PRESENT	NAME	ASSOC.	PRESENT
Diana Beck	ZSBC	Y	<b>OWNER'S PROJECT MANAGER</b>		
Arthur Cohen	ZSBC, DRC	Y	Jeffery Luxenberg	JLA	Y
Deb Crossley (Alderman)	ZSBC, DRC	---	David Krawitz	JLA	Y
Diana Fisher Gomberg	ZSBC	Y	Melissa Gagnon	JLA	Y
David Fleishman	ZSBC	---	<b>ARCHITECT</b>		
Ruthanne Fuller (Alderman)	ZSBC	Y	Dave Finney	DPC	Y
Sandra Guryan	ZSBC, DRC	Y	Joe Drown	DPC	Y
Maureen Lemieux (CFO)	ZSBC	Y	Robert Bell	DPC	Y
Joshua Morse (NPB)	ZSBC, DRC	Y			
Chris Neal	ZSBC	Y	<b>DESIGN REVIEW COMMITTEE (DRC)</b>		
Nicholas Read	ZSBC	---	Peter Barrer	DRC	Y
John Rice (Alderman)	ZSBC	Y	William Eldredge	DRC	---
Margie Ross Decter	ZSBC	Y	Robert Franchi	DRC	---
Joseph Russo	ZSBC	Y	Tom Gloria	DRC	Y
Steven Siegel	ZSBC, DRC	Y	Candace Havens	DRC	Y
Setti Warren, Mayor	ZSBC	---	Jonathan Kantar	DRC	Y
			Andrea Kelley	DRC	---
<b>OTHER SCHOOL/LOCAL PARTICIPANTS</b>			Ellen Light	DRC	Y
Carol Chafetz	NPS	Y	Marc Resnick	DRC	Y
Mike Cronin	NPS	Y	Mark Susser	DRC	Y
Ouida Young (Law Dept)	CITY	Y	Eve Tapper	DRC	Y
			Caroline Wilson	DRC	Y

D. Zaleznik called the meeting to order at 5:07PM.

1. Feasibility Study Update

**Architectural Presentation**

Joslin, Lesser + Associates provided an overview and status update of the current Feasibility Study design phase. It was noted that project goals, program and scope have been established as well as assessment of the existing site and building conditions. In addition site design alternatives have been identified and tested. Design Partnership of Cambridge provided a recap since the last ZSBC+DRC

joint meeting on 4/03/14 which included an overview of the range of options on both the existing and expanded sites. The following preferences were noted, per the last meeting: a building design with a 3-story academic wing, split parking which would enhance site circulation and safety and a green/play space at the corner of Beacon/Beethoven streets. Per the current option, the building is fairly centered on the site with a parent drop-off/pick-up loop and generous green/plaza spaces in front. Further site plan refinements are needed to incorporate wider walking paths. It was noted that the overall plan concept stems from team clusters each with four (4) classrooms and a centrally located library/media center. JLA noted that it is the understanding the overall building shape will be as shown although refinements and enhancements will continue throughout the Schematic Design process.

### **ZSBC+DRC and Public Comments**

#### Kindergarten location

A member of the DRC inquired as to the location of the kindergarten on the first floor, as opposed to being on the first floor at Angier. It was noted that the designs are in response to the specific sites. Given that Angier is more of an urban site, the specialty/core/community spaces on the ground floor with classrooms on the upper floors works well. The design team at Zervas responded to the fields and located the kindergarten classrooms, cafeteria and gym in proximity to potential play space. Classroom/program layout was also determined by a more linear configuration at Angier vs. a team cluster arrangement at Zervas. NPS also noted that the 2<sup>nd</sup> floor library becomes the heart of the Zervas School by being centrally located.

#### Beethoven Street parking loop, Beacon Street bus access, walkers, play space and site safety

Several comments were made with regard to the parking loop off of Beethoven Street. Specifically, there was concern about having one curb cut. Two separate access points, for entry and exit, was suggested to reduce potential chaos in and out of the parking lot. Large vehicles will need to be considered. Another comment was to look into widening or creating a boulevard-style single entry. A request was made for a greater buffer between parking and Beethoven Street.

The narrowness and busyness of Beacon Street was noted with regard to the proposed bus drop-off/pick-up off of Beacon Street. Attention needs to be paid to turning in and out of Beacon Street and the potential impact on east/west travel lanes.

Comments were made relative to the student walking population and student play areas with regard to traffic and site safety. It was noted the dynamic of play, parking/drop-off continues to be studied. There will be many public meetings as this is a very iterative process. It was noted that given the dynamic of the additional 160 students, it is likely that these students will be coming from a non-walkable distance and will need to be dropped off or take the bus.

It was noted that the parking demands of Saturday morning soccer and after hours events should be incorporated into the traffic study.

Questions were asked about the relative merits of the proposed number of parking spaces vs. play space size and if so, whether the current configuration would impose any restrictions or have any impact on outdoor recess and play time.

In response to why parking is not located at the back of the building, it was noted that in addition to addressing the wetland setbacks, the overall plan offers the most efficient use of the site.

Sustainability

It was noted that the school should be an educational resource. DPC noted that classrooms are oriented north/south for the greatest solar orientation. There is a desire to look at the wetlands to create an outdoor learning environment as well as a connection to the pathways. The team will continue to look at the energy model including life cycle analysis of systems. The intent is for the school to be LEED certified, at a Silver status or greater.

Comments were made with regard to safety concerns of connecting to the trails behind the building.

Green space at corner of Beacon/Beethoven and buffer zones

Concern was noted that the Beacon/Beethoven corner could be unwelcoming with a chain link fence enclosing a student play area. It was noted that the buffer along Beethoven as shown appears to be inadequate and should be enhanced.

Site drainage

Current water issues were noted, on the site as well as in the neighborhood. Concern was noted about impermeable parking lot being proposed off of Beethoven Street. It was noted that the existing drainage and culvert out fill from Cold Springs Park. The potential impact to the residences on Beethoven should be studied with regard to moving the culvert southward.

2. Upcoming Meetings

06/26/14	ZSBC+DRC Joint Meeting	6:00PM	Newton Ed Center, Room 210
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3. Adjournment

At 6:17PM, there being no further business to come before the meeting, S. Guryan called the meeting to be adjourned.

Respectfully submitted,

Melissa Gagnon  
Joslin, Lesser + Associates, Inc.

[End of 06/04/14 Meeting Minutes]