

ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) & DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING				MEETING MINUTES	
Newton Ed Center, Room 210			APPROVED, 10/09/14		
July 31, 2014					
6:30 PM					
ATTENDEES:					
NAME	ZSBC	PRESENT	NAME	ASSOC.	PRESENT
Diana Beck	ZSBC	Y	Peter Barrer	DRC	Y
Arthur Cohen	ZSBC, DRC	Y	William Eldredge	DRC	---
Deb Crossley (Alderman)	ZSBC, DRC	Y	Robert Franchi	DRC	---
Diana Fisher Gomberg	ZSBC	Y	Tom Gloria	DRC	Y
David Fleishman	ZSBC	---	Candace Havens	DRC	Y
Ruthanne Fuller (Alderman)	ZSBC	Y	Jonathan Kantar	DRC	Y
Sandra Guryan	ZSBC, DRC	Y	Andrea Kelley	DRC	---
Maureen Lemieux (CFO)	ZSBC	---	Ellen Light	DRC	---
Joshua Morse (NPB)	ZSBC, DRC	Y	Marc Resnick	DRC	Y
Chris Neal	ZSBC	---	Eve Tapper	DRC	---
Nicholas Read	ZSBC	---	Caroline Wilson	DRC	Y
John Rice (Alderman)	ZSBC	Y			
Margie Ross Decter	ZSBC	Y	Jeffery Luxenberg	JLA	---
Steven Siegel	ZSBC, DRC	Y	David Krawitz	JLA	Y
Anne Snelling Lee	ZSBC	---	Melissa Gagnon	JLA	Y
Setti Warren, Mayor	ZSBC	---			
Dori Zaleznik	ZSBC	Y	Dave Finney	DPC	Y
			Robert Bell	DPC	Y
Carol Chafetz	NPS	Y	Joe Drown	DPC	---
Mike Cronin	NPS	Y			
Ouida Young (Law Dept)	CITY	Y	Jonathan Yeo	ZWG	Y
			James Miner	Resident	Y

Newton Public Buildings called the meeting to order at 6:33PM.

1. Approval of Minutes from the June 26, 2014 ZSBC+DRC Joint Meeting

MOTION: R. Fuller moved, seconded by D. Beck, that the June 26, 2014 meeting minutes be approved. **The vote was unanimous.**

2. Design Update

Site Plan

It was noted that the design has continued to evolve to address comments noted and concerns raised since that last ZSBC+DRC joint meeting on June 26.

DPC walked through the updated site plan and noted the following adjustments: The building repositioned itself slightly to the north and slightly to the east which resulted in an increase in overall green space as well as increasing the buffer from Beethoven; an additional drop-off lane was added. Entrances and exits to/from the parking lot off of Beacon Street were realigned with Paulson Road and Amy Circle (off of Beacon Street); walkways have been revised to not encourage pedestrians crossing multiple exits and entrances; walkways were increased to 8' wide which work to create a generous and fluid approach to the school; it was also noted that the tree line will not be encroached upon in any direction; it was noted that the intent is for the play area in front to be for younger students, an enclosure would address student safety as well as prevent cut through paths from the blue zone which would render the full extent of the blue zone more effective.

Floor Plans and Preliminary Massing

DPC walked through the updated floor plans and noted that the plans are proving to be very efficient and effective. It was noted that the plans work well from both an educational and technical perspective with only one MDF room needed. It was noted that planning allows for the 1st floor to be compressed which in turn reduces the overall height which is at approximately at 40 feet with an average floor to floor height of 13'-4".

Preliminary massing studies were presented incorporating materials and vernacular from the existing school building. The intent is to break down scale and mass and lower the horizon line of the school. NPB noted it is the intent to preserve as many of the existing trees as along Beacon Street as possible. It was also noted that the traffic signal at Beacon and Beethoven will remain. Various perspectives were presented.

A member of the Board of Aldermen noted that the current plan is working out quite well very responsive to all feedback received and that pathways have been greatly simplified.

Schedule

JLA noted this fall the project will be looking to obtain 5-58 site plan approval and in order to do so, SD cost estimates will be needed. At this point in the project, the design is close enough directionally and substantially to engage cost estimators. It was noted that the team is looking for approval of this design as a basis to proceed with SD cost estimates.

It was discussed that design goals should be set prior to systems being designed. The City will be looking for system descriptions as this is an opportunity to learn about system options relative to short and long term costs. It was noted that the system outline draft narrative can be shared simultaneous to the ongoing cost estimate process. NPB provided an overview of the local review and approvals meetings and the process which would occur in September and October 2014 with anticipated BOA 5-58 approval on November 3.

3. ZSBC+DRC and Public Comments

Comments/suggestions were made primarily with regard to parking in the lower lot, access to play areas from the Cafetorium, building scale along Beethoven Ave and classroom views:

Parking Access and Egress

It was suggested that the parking spaces at the NE corner of the site be designated for school faculty and/or staff that arrive and depart before or after student arrival and departure. With regard to egress from the lower parking lot, it was suggested that staff/faculty members who are at school for a longer duration park in the lower lot.

Access to Fields from the Cafetorium

It was noted that primary access to the upper grades play areas will be from the back of the Cafetorium with secondary access route direct from the main corridor. It was also noted that the Cafetorium can comfortably accommodate three seatings.

Building Scale along Beethoven

Concern from a direct abutter (on Beethoven) was raised about the three story elevation that faces Beethoven Ave. DPC noted that the design team will explore window patterns, materials, plantings and the overall landscape. It was also noted that vegetated walls can act as screens. Interior paint colors will be studied along with lighting and shadows. From an operational stand point, lighting will be turned off after hours when not needed.

Building Views

It was noted that all classrooms are being designed with corner views. Corner windows will also maximize teaching walls.

4. Vote to Move Forward to the BOA and SC

MOTION: D. Crossley moved, seconded by R. Fuller, that the ZSBC supports having the site plan presented move forward to the Board of Aldermen and the School Committee.

The vote was unanimous.

5. Upcoming Meetings

Subsequent to this meeting, the following meeting was scheduled:

10/02/14	ZSBC+DRC Joint Meeting	Newton Ed Center, Room 210	6:00PM
----------	------------------------	----------------------------	--------

6. Adjournment

At 7:45PM, there being no further business to come before the meeting, R. Fuller called the meeting to be adjourned.

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 07/31/14 Meeting Minutes]