


ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) & DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING				MEETING MINUTES	
Newton Ed Center, Room 210			APPROVED, 02/24/15		
October 9, 2014					
6:00 PM					
ATTENDEES:					
NAME	ZSBC	PRESENT	NAME	ASSOCIATION	PRESENT
Diana Beck	ZSBC	Y	Peter Barrer	DRC	Y
Arthur Cohen	ZSBC, DRC	---	William Eldredge	DRC	---
Deb Crossley (Alderman)	ZSBC, DRC	Y	Robert Franchi	DRC	Y
Diana Fisher Gomberg	ZSBC	Y	Tom Gloria	DRC	Y
David Fleishman	ZSBC	---	James Freas	DRC	---
Ruthanne Fuller (Alderman)	ZSBC	Y	Jonathan Kantar	DRC	Y
Sandra Guryan	ZSBC, DRC	Y	Andrea Kelley	DRC	---
Maureen Lemieux (CFO)	ZSBC	---	Ellen Light	DRC	Y
Joshua Morse (NPB)	ZSBC, DRC	Y	Marc Resnick	DRC	---
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	Y	Melissa Gagnon	JLA	Y
Setti Warren, Mayor	ZSBC	---			
Dori Zaleznik	ZSBC	Y	Dave Finney	DPC	---
			Robert Bell	DPC	Y
Carol Chafetz	NPS	Y	Joe Drown	DPC	Y
Mike Cronin	NPS	Y			
Ouida Young (Law Dept)	CITY	Y	Jonathan Yeo	ZWG	---

Newton Public Schools called the meeting to order at 6:15PM.

1. Approval of Minutes from the July 31, 2014 ZSBC+DRC Joint Meeting

MOTION: D. Fisher Gomberg moved, seconded by R. Fuller, that the July 31, 2014 meeting minutes be approved. **The vote was unanimous.**

2. Schematic Design Update

It was noted that Schematic Design represents development of the design to a reasonable level of detail. The building will be generally in its current location with some adjustments, refining and adding layers of definition in detail. The design team will work around existing trees and traffic studies. Newton Public Buildings indicated that the City is not trying to indicate that a traffic solution has been determined. The

traffic plan will be vetted through a public process. Sidewalks, parking spaces, drop off and pick up will all be refined to flow and function in the best way feasible. It was noted that the Design Review Committee (DRC) will make a recommendation to the Board of Aldermen for 5-58 Site Plan Approval. Before the BOA will vote to recommend for 5-58, by the end of this month the design team will have finalized the traffic study and submitted for review. In addition, the project is on the agenda to be reviewed by Newton Historic Commission and Conservation Commission on October 23 and October 30 respectively. It was also noted that based on the two independent SD cost estimates performed last month, the project is on budget.

DRC Comment

A DRC member noted that sustainable design elements are not locked in at this time. Coordination with the Conservation Commission and tree preservation are also not finalized at this time. These items will be delved into further. With regard to tree preservation, NPB noted that trees will be studied according to what the best trees are to preserve, maintaining tree diversity and in terms of what trees will survive protection during construction.

Public Comment

Srdjan Nedeljkovic, of the NHNAC, noted the following points with regard to the current design:

- Parking - parking should be minimized in the front setback on Beacon Street
- Building orientation - the building should be oriented to the community and to the pedestrians, rather than the parking lot.
- The building should be reoriented with its entrance plaza on the sunny south side
- Transportation plan - right turn lane from Beacon to Beethoven and widening of Beethoven were identified as areas that need further study.
- Transportation – further study needed for bus, teacher and parent ingress and egress.

DRC Vote

DRC vote to approve to submit site plan/schematics to the BOA for Site Plan Approval hearing to review pursuant to 5-58 approval.

MOTION: P. Barrer moved, seconded by T. Gloria, that the DRC vote to submit site plan/schematics to the BOA for Site Plan Approval hearing to review pursuant to 5-58 approval.

The vote was unanimous.

Site Plan

DPC walked through any updates since the last meeting on July 31 and noted the following adjustments: The (3) adjacent properties are key in aligning the entrances and exits to/from the parking lot off of Beacon Street with Paulson Road and Amy Circle (off of Beacon Street). It was noted that in response to previous feedback, the building has moved as far to the east as could reasonably be moved, further increasing the buffer from Beacon Street, while not encroaching on the wetlands. Overall, the building is approximately 125' from the nearest abutting property on Beethoven. This distance is the same as the current distance. The goal is to retain as many of the existing trees as possible. It was noted that the current design is not dependent on widening Beethoven Avenue. It was noted that per the current design, the having one entry is not only reasonable in terms of oversight and management but moreover, a single point of entry with foster and contribute to the overall sense of the Zervas community.

Floor Plans

DPC walked through the floor plans and noted that grade cluster arrangements with project areas create small learning communities which will contribute to maintaining a smaller scale and a sense of boundary and neighborhoods for the students. It was noted that the overall layout provides good visibility and that all spaces will be studied at a high level of detail, including but not limited to, the library/media center, art, music, administration, gymnasium, kitchen, etc. It was noted that by being located in a separate wing, the Cafetorium, Gymnasium and Music areas can be opened up for community events while maintaining separation from the rest of the school.

Exterior

It was noted that efforts are being made to bring down the scale of the building. Currently, renderings show a stone like masonry veneer at the first floor with metal panel above. Fenestration and material selection will be studied. It was explained that the building has become somewhat shorter and the amount of glass has been reduced slightly to maximize energy efficiency. By reducing glass on the west facing stairwell will maximize energy efficiency and help to reduce concerns from neighboring properties on Beethoven Avenue. Glazing at the north facing elevation at the Library will need to be carefully studied with regard to how natural light is let in. Having primarily clerestory at the north wall allows for more shelving to be on the perimeter which will help free up the layout of the library. It was noted that light coming in the art room (located on the south side of the building) will need to be distributed throughout the room.

Public Comment

There was concern noted about the overall size of the building as well as the current elevations not being vernacular and looking somewhat too modern and commercial for the neighborhood.

JLA noted a pitched roof would add a lot more cost to the project in terms of construction and maintenance. DPC will continue to study materials and fenestration. It was recommended that for future presentations, elevations are shown from street level perspectives, in lieu of aerial views.

3. ZSBC Vote to Approve 100% Schematic Design and Budget and to Allow the Project to Proceed to Design Development

MOTION: M. Ross Dexter moved, seconded by D. Fisher Gomberg, that the ZSBC approves 100% Schematic Design and Budget allowing the project to proceed to Design Development phase.

The vote was unanimous.

4. Adjournment

MOTION: At 7:55PM, M. Ross Dexter moved, seconded by J. Morse, that the meeting be adjourned.

The vote was unanimous.

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 10/09/14 Meeting Minutes]