

CAMPUS MASTER PLANNING COMMITTEE (CMPC) MEETING

Meeting Minutes - Final

2nd Floor Hearing Room/Lincoln Town Offices

September 3, 2015

PRESENT: Carole Kasper (Chair), Ken Bassett Paula Cobb, Patty Donahue, Renel Fredricksen, Dilla Tingley, Bryce Wolf

Also Present: Carolyn Bottum (COA), Buckner Creel (LPS), Tim Christenfeld (SC), Tim Higgins (Town Admin), Becky McFall (LPS), Jim Meadors (CC), Dan Pereira (P&R)

Present Representing LLB: -Greg Smolley, Patrick Torborg

Guests: Diana Abrashkin, Owen Beenhouwer, Minni Borden (PTO), Judith Lawler, Barbara Slayter, John Snell

CMPC Chair, Carole Kasper called the meeting to order at 7:03

MINUTES: The minutes of the August 14 meeting were accepted as presented.

LLB UPDATES: Greg Smolley reported that the *Off-Season Traffic Counts* have been completed and the *On-Season Traffic Counts* will be done on September 14.

Programs: LLB is working on identifying the Programs on campus. Data from the Public Schools and the COA will come from their recent studies. The 4 missing pieces are Magic Garden, Pre K, LEAP and the School Administration.

Septic: LLB is working with Buck Creel to determine how the current waiver for the septic system was determined.

Landscape: We have a nice campus despite the fact that it evolved and was not designed.

Greg Smolley presented a **Lincoln MA Ballfield Road Campus Table of Contents** (see attached) with 10 items. Ken Bassett suggested adding an “interpretive piece” between 3. And 4. to include assessed **strengths and weaknesses** of the present campus.

There are two non-wetland undeveloped pieces of the property. One is the NE corner beyond the pods and the other is South of the tennis courts. Land uses adjacent to the campus will also be reviewed. It is important that we be a “good neighbor”.

Under 9. Carole Kasper indicated that under “circulation” we include bicycles and under “pedestrian circulation” we include 1) adults, 2) adults w/ children and 3) unaccompanied children.

Item 10. (becomes 11. with the addition) Potential Options, a. If the existing campus layout is substantially retained, b. If the existing buildings are substantially retained and c. If the existing campus is substantially changed. This is the most iterative piece of the puzzle. It involves an exercise of placing the identified program activities into the existing buildings and looking for overlaps of uses. Greg's initial assessment is that the entryway, the Hartwell building and the L-shape configuration will all stay.

A second entrance/egress to campus will only be looked at if the present entrance and emergency access to Sandy Pond are deemed to be inadequate. If safety is not an issue longer waits to enter or leave would just be tolerated.

Oct 15 CMPC Public Forum:

Carole Kasper presented a Prospective Design which included

*Welcome

*WHAT? : LLB: Report-Out to Community Members (handouts)

*SO WHAT?: Analysis/Interpretive Step

*NOW WHAT? Community Input

*CLOSING

How do we ask the question – “How can the campus be better?”

Superintendent McFall iterated some possible synergy with a Community Center on campus. Schools no longer have home economics and shop. A Community Center kitchen and fix-it shop could be used by schools for class room extensions with teachers traveling across campus with students. A fitness space could be used the same way for the school's wellness program. Security is an issue with children crossing the campus alone. Tim Christenfield (SC) said that emphasis should be on how to modify the school campus to improve school function.

Phasing and sequencing should be addressed. Temporary classrooms are expensive (\$60k/year for a modular classroom). Would code upgrades be triggered to use the pods? If a Community Center were built first could it be swing space before community activities move in?

MSBA Process: We could be invited in in January (would be a 12 month process). Community activities in the schools will not be paid for under MSBA. The fact that our process will address opposition and look to Town consensus would be a plus in the MSBA process.

Communication: Patty Donahue presented an excellent outline (see attached) for engaging the community through *Print/ Electronic/ Outdoor/ Face to Face/Web*.

As Committee Members we need to forward as much information (press releases etc.) as possible through our own networks and connections in Town.

Lincoln PTO Back-to-School Picnic (Thurs September 10, 5:30-7/Green Playground)
Our committee will share an information table with the School Committee. Paula Cobb shared an idea for a game to involve the children, by inviting them to move blocks around on a map to design a campus layout. We will also have a *JAR* for people to leave their questions on 3/5 cards. As many committee members as possible should plan to attend and circulate.

Abutters: Bryce Wolf has accessed a list of abutters to the Ballfield Road Campus. A neighborly informational letter will be sent to them apprising them of the CMPC and opportunities for engagement if they choose. Paula Cobb, as a near abutter, expressed interest in speaking to other abutters who may be a neighbor and who might have concerns.

State of the Town (SOTT): (November 14)
Carole Kasper anticipates that the CMPC portion of the SOTT will not be a decision-making forum. It will be a holistic overview that invites the public to share input. Our committee's charge is not to facilitate a public vote regarding the Ballfield Road campus at this time. Our primary objective is to determine if the Ballfield Road campus can accommodate all the functioning we'd like it to hold, including a Community Center on campus encompassing both the Parks & Recreation Dept and the Council on Aging.

The meeting was adjourned at 9:12.

Respectfully submitted by Dilla Tingley