

Campus Master Planning Committee (CMPC) Meeting

Meeting Minutes
Hartwell Multipurpose Room
October 1, 2015

Present: Carole Kasper (Chair), Vin Cannistraro (Vice Chair), Ken Bassett, Tim Christenfeld, Paula Cobb, Patty Donahue, Renel Fredriksen, Dilla Tingley, Peter VonMertens, and Bryce Wolf.

Staff Present: Carolyn Bottum (CoA), Buck Creel (LPS), Tim Higgins, Becky McFall (LPS), and Dan Pereira (P&R).

Also Present: Owen Beenhouwer, Vanessa Cartwright (LFA), Mimi Borden (PTO), Judith Lawler (HC), John Snell (GEC), and Doug Swain.

Representing LLB: Greg Smolley, Patrick Torborg

CMPC Chair Carole Kasper called the meeting to order at 7:05 p.m.

The minutes of Sept. 16 were reviewed, and the date correction noted. Dilla Tingley moved the minutes as corrected be accepted; Renel Fredriksen seconded. The minutes were approved unanimously.

Carole Kasper introduced the main topic of this meeting: a draft design for the upcoming CMPC Public Forum to be held on Oct. 15th. This draft had been prepared together with the consultants for the purpose of tonight's discussion of a plan for a constructive session with the public. Eight segments were proposed:

- I. Welcome & Opening Introduction
- II. History of Campus/Context of Previous Studies
- III. Visual Contexting: photos/slideshow
- IV. CMPC: Charge, timeframe
- V. Presentation of Findings & Data
- VI. Public Participation Exercise
- VII. Processing of Exercise, Reporting out
- VIII. Wrap-up & Closing

There was a general consensus that Item I. should be concise and introductions brief.

A good deal of discussion concerned whether or not Items II. and III. should be transposed. It was agreed that it was critical for the public to understand that the campus was developed in an evolving manner over the years and was not a fully planned project. The slides would show how parcels of land were added over time and when the various buildings and structures were constructed. In the end, a short slide

show of about five minutes showing the growth of the campus will be presented after the introduction.

A short “day in the life” slide show of photos showing various activities around the campus will be considered for the State of the Town (SOTT) meeting in November. Vin Cannistraro stressed the need to show non-school uses of the campus. Greg Smolley concurred and stated that his group may already have some photos that could be used.

Some history of previous committee work needs to be presented for background (Item II), and this committee’s work explained (Item IV). Peter Von Mertens suggested a handout be provided with this committee’s charge, some history, etc. Carole agreed. Perhaps the two-page handout that was used at the bidders’ conference might be appropriate.

Carole will begin the forum with the introductions, etc. Because of the need for neutrality in presenting the history of past studies, it was agreed she would do this as well. She will attempt to pull together material for a dry run at the next meeting.

The consultants will present the data and findings under Item V. Greg noted that much information had been collected regarding the location and condition of various site features: roads, crosswalks, wetlands, septic systems, etc. He observed that how some features are designed may have a significant influence on the “feel” of the campus, e.g., whether or not curbing is used along roadways. Curbs can control drainage and reduce unauthorized parking but they also contribute to a more formal appearance. Overall, his data showed that much of the campus infrastructure is in need of future investment, and thus not likely to be worth significant financial concerns about saving.

Some discussion regarding parking needs, present and future, ensued. The data so far collected did not capture demand at various special events, such as teacher training days, elections, etc. No data was obtained for Saturday uses, but Dan Pereira and others agreed that parking then was usually not a problem.

Greg asked what would be the guideline for maximum parking demand? It would not be reasonable to design for singular events such as July 4th, etc. but regularly occurring activities such as teacher training should probably be included. Student pickup and dropoff is a driver for traffic design, not parking. The current number of parking spaces is probably sufficient; the question is where to properly locate them.

The wetlands and riverfront mapping was briefly addressed. It was noted that because the riverfront area was already significantly disturbed, there may be more design flexibility than there might be otherwise.

Beginning with Patty Donahue, discussion turned to how to put this information in context for the forum participants, and what it all meant for campus design. Greg outline three major points: 1.) All wanted facilities (schools, recreation, community center) could probably fit on the site. 2.) A number of necessary and regulatory

processes must be followed. 3.) The final result may change the culture and character of the current campus.

A general need for possible scenarios, options was expressed. What does the data mean in regard to a final outcome? The public will need something to react to. After some discussion, Ken Bassett suggested the campus be divided into zones. "What ifs" could be expressed by placing different facilities into various zones, with the plusses and minuses for each location outlined. Greg agreed to this approach and will develop plans that the public could react to in the break-out sessions of the forum.

Carole summarized the forum preparation work of the next meeting on Oct. 7:

1. Carole will prepare her presentation bullet points.
2. Greg will prepare a photo montage of 2-5 minutes.
3. Data presentation will be clarified.
4. How break-outs will be handled, processed & brought together.
5. Develop conclusion.

In total, the actual forum time should be approximately two hours.

The meeting was adjourned at 9:26.

The next meeting is scheduled for Wednesday, Oct. 7, at 8:15 a.m. in the Hartwell Multipurpose Room.

Respectfully submitted,
Bryce Wolf