

**Site Planning Subcommittee
Of the School Building Committee
Friday, March 22, 2019
9:00am, Town Offices**

Present: Kim Bodnar; Buck Creel; Jennifer Glass; Michael Haines; Becky McFall; Dan Pereira; Ginger Reiner; Peter von Mertens; Peter Lukacic, SMMA; Jen Soucy, SMMA; Ken Bassett (by telephone).

Kim Bodnar brought the meeting to order at 9:10am. She named those present, as Ken Bassett is participating remotely. She turned the meeting over to Peter Lukacic.

Site Plan: Mr. Lukacic showed the site plan with the updated pathway around the the back of the school (west and north). He reviewed several options for CASE dropoff:

1. Van drives in and backs out.
2. Van drives around entire back of the building after dropping off.
3. Create a courtyard off of the CASE classrooms that could also function as a turnaround for the vans. This options stays out of the T Ball field and provides the amenity of a courtyard for student activities. This is his recommended option.

There was discussion about the updated plan:

- Michael Haines noted that it would be important to schedule the vans so that they have time to drop off and turn around.
- Mr. Lukacic recommended using concrete for the durability of the turnaround.
- Dan Pereira suggested that there could be a slight adjustment to the orientation of the T Ball field and the fencing in order to allow 2 way traffic on that portion of the driveway.
- Mr. Lukacic said that a newly skinned ballfield and backstop would cost about \$40K to \$50K.
- Mr. Creel noted that this area will be heavily used during construction.
- The fire department requested a 12 foot road. Becky McFall noted that this may be a preference, but not an absolute need. This is an item that needs follow up.
- Mr. Haines asked about CASE driving around the building or turning around. He prefers the turnaround, and also wants to ensure safety procedures and measures, such as bollards, that protect the doors.
 - Mr. Lukacic said that if the T Ball field can be relocated slightly, then the turnaround can be slightly wider.
 - There was discussion about whether the CASE vans could drop off after 8:00am. This is an operational decision.

Playgrounds: The “green” playground will need to be disassembled, and then we will need to determine whether it is in good enough shape to reinstall, or whether new equipment is needed.

- Mr. Lukacic said they have adjusted the path of the safety access behind the school to stay away from the wetlands to the northwest, and to thread through some nice trees. This will disrupt the green playground. Mr. Lukacic noted that the playground is one continuous piece of equipment. There can be further discussion about where exactly it would be relocated.
- There was discussion about where the roadway will be located in the green playground area, and how that impacts both play spaces and the wetlands.
- Mr. Pereira had to leave, and asked to be involved in further discussion about playground location.
- Another issue that is being worked through is the location of condensers; acoustics need to be considered.
- Mr. Creel asked about dumpster location. The dumpster(s) will be on the paved turnaround on the delivery road behind the kitchen.
- Ms. Bodnar asked if there are any safety concerns with people driving around the back.
 - Ken Bassett noted that at some point we will need to talk about a graphic package that will inform people about traffic flow around the campus.

Location of Salvaged Items:

- **Dedication Bricks:** There are dedication bricks located on the pathway to the green playground. One proposal is to relocate them to the walkway in front of Smith. This area be able to accommodate the current bricks, and even allow for expansion. A second proposal is in the back courtyard behind the Learning Commons, which is closer to their current location.
 - There was general agreement that the front location is more desirable and more visible to the public.
 - Mr. Bassett suggested a “soldier brick” pattern that creates a more stable edge to the basket weave pattern of the pathway.
- **Granite Benches:** There are two benches with dedications in front of the Reed Gym. The recommendation is to relocate them on the pathway near the 8th grade wing.
 - Mr. von Mertens suggested that they be moved a bit closer to where middle school students might be waiting for pick up.
- **Butterfly:** There are several suggestions:
 1. On a pedestal on the ground to the west of the Learning Commons.
 2. Near the main entrance;
 3. Near the “V” in the pathway in front of the Smith end of the building.

There was discussion about the options:

- The area in front of the main entrance may be a bit “busy” visually.
 - There was discussion about an appropriate height for the pedestal, one that would provide the proper scale but not encourage climbing.
 - There was discussion about which location would have the most supervision, including by security camera.
 - Dr. McFall wondered about locating it off the edge of the front plaza.
 - There was general agreement that Dr. McFall’s suggestion or the location near Smith are the preferable solutions.
- **Granite Bench Near Smith:** This can be kept in place or relocated.
 - **Wood triangle benches:** There was general agreement that these can simply be removed.
 - **Metal Benches in Fields & Fixed Tables/Seats:** These are not getting disturbed, and they do get used, so the current thinking is to leave them as they are.

Tree Plantings: Mr. Lukacic showed a series of diagrams outlining the progression from the location of the current trees through the tree location in the final site plan.

- Diagram 1 showed the current trees in the context of the existing building.
- Diagram 2 showed the proposed building with the trees to remain, and the trees to be removed.
 - He noted that there is a substantial oak in front Brooks to the right of the current Brooks entrance. It is the largest oak on site. Between the expansion of the building and the area needed for construction, this tree cannot be kept.
 - Mr. Bassett asked about the quality of the trees on the inside of the roadway that are show as being scheduled for removal.
 - There is a nice maple in the parking lot near the Auditorium. Mr. Bassett suggested that if it must be lost, don’t replace it, and instead reduce the footprint of the parking lot back in order to protect a couple of the other trees.
 - Mr. Bassett asked about the measures needed to protect the tree near the CASE entrance. Mr. Creel said that they have started the discussion with Consigli. Ms. Bodnar asked if there is a document outlining expectations. There will be such a document.
 - Mr. Bassett asked about the tree by the Smith entrance; Mr. Lukacic thought it might be protected.
 - Mr. Bassett asked about the Honey Locusts, and whether they can be saved. Mr. Lukacic will go back to the Tree Health survey to make sure we’re not saving poor quality trees.
 - Mr. Lukacic asked Mr. Bassett about the large white pine that is near the Smith entrance, and his thoughts about its removal. Mr. Bassett said that it is a high risk tree in terms of being damaged or causing damage. Mr. von Mertens noted that it shades the PV panels all year round.

- Mr. von Mertens noted that Conservation will want to ensure that in areas where tree canopies touch, further protection will be required. He asked Mr. Bassett to attend the Conservation site review meetings.
- Diagram 3 shows the proposed building with the trees to remain and proposed new plantings.
 - Mr. Lukacic said they are looking to plant mid level canopy flowering trees nearer the building, and taller trees on the field side of the road.
 - They want to recreate the informal quality of the current campus.
 - The location of proposed trees will require further thought. Mr. Bassett noted that he is not a big fan of numerous smaller trees; he prefers trees such as Honey Locusts that provide a more park like feel. They also require less maintenance.
 - Mr. Creel noted that there is also an issue with flowering trees that attract stinging insects. Flowering trees such as Dogwood and Redbud do not attract as many insects.
 - The overall goal is to replace the trees in a thoughtful way.
 - Mr. Bassett suggested groves or clusters of trees versus trees scattered throughout the site; larger trees should be planted towards the field. He commented that the tree plan can continue to develop.
 - For Wednesday, the plan is to show the process for considering trees. Ms. Bodnar confirmed that the new trees being shown are in the budget.

Site Lighting:

- Pedestrian lights along the pathways are about 14' tall; more light intensity is needed near entrances. Need to knit together the photometrics of the lighting system with the tree planting plan.
- Area lights are on 20' polls along the driveway, in parking areas, and along the service road. If there is lighting associated with the PV canopies, then those lights would replace those shown in the plan.
 - Mr. Creel said that the PV people would prefer to reorient the Brooks parking spaces in order to maximize the canopies. He suggested that we not pin down the parking lots until there is communication with the PPA provider.
 - Mr. Lukacic noted that there are a number of details to be worked out in the Brooks parking lot.
 - Mr. von Mertens said that the priorities should be PV, safety, and then wetlands. Once the parking is set, effective water capture can be planned.
 - These lights will be on timers. They could be motion sensitive, but the animals will set them off.
 - Mr. Haines asked if the lighting is tied into the Building Maintenance System (BMS). It is.
 - Mr. Bassett asked about wall pack lighting. Mr. Lukacic said that in general there will not be any wall pack lighting, except in the delivery area and perhaps at the Smith entrance.
 - Mr. Bassett asked if we need both pedestrian and area lighting on the loop road? There was discussion that we might not need as much lighting as this initial plan. This is the maximum amount of lighting, but it can be removed strategically. It must still provide the level of lighting needed to meet safety codes.
 - Mr. Creel noted that even though this is more lighting, it is dark skies compliant, and it will shine less directly at the neighbors.

Courtyard Development: The current iteration shows a “stepped” configuration in the front, and a diagonal hardscape in the back. The doorway out of the Dining Commons has moved to the east, nearer to the sidewalk.

- Mr. Lukacic said they are developing a pattern in the concrete that accents the architecture; need to see the refined architecture in order to finalize the pattern.
- There was discussion about water collection from the roofs.
- Mr. Bassett asked about clean up of the plaza since food will be on the plaza.
- There was discussion about eliminating the planted buffer between the courtyard and the building, with Mr. Creel and others expressing concern about the required maintenance. There was discussion about the possibility of using a different type of hardscape to create a visual buffer along the inner edge of the courtyard, something to discourage people from going right up to the windows.

- Mr. Bassett asked about the change in the doorway. Mr. Lukacic said that moving it allows for a vestibule and makes the internal architecture better.
- Ginger Reiner asked about the location of bike racks. There are three bike racks are shown on the campus.

Next Steps:

- Dr. McFall will talk to public safety about the width of the access road between the CASE dropoff and the delivery hammer head.
- For Wednesday, Mr. Lukacic will make some modifications to the slides based on today's discussion.
- The latest iteration of the modular plan will also be shown on Wednesday.
- Ms. Bodnar suggested checking in on the tree health diagram in relation to the tree removal plan.
- Outstanding items:
 - Courtyard development
 - Plant material
 - Lighting.
 - There was agreement that at least one more meeting of this group would be valuable.
 - Next meeting April 22nd at 9:00am.

Minutes: Mr. Creel made a motion to approve the minutes of February 25th. Jennifer Glass seconded the motion, and the minutes were approved unanimously.

The meeting adjourned at 11:19am.

Minutes respectfully submitted by Jennifer Glass