

**School Building Committee
Site Subcommittee Meeting
April 22, 2019
Donaldson Room, Town Offices**

Present: Ken Bassett; Kim Bodnar; Buck Creel, Jennifer Glass; Michael Haines; Becky McFall, Dan Pereira; Peter von Mertens; Peter Lukacic, SMMA; Jen Soucy, SMMA; Shane Nolan, Daedalus.

Absent: Ian Spencer and Ginger Reiner.

Also Present: Owen Beenhouwer; Sarah Collmer

Kim Bodnar brought the meeting to order at 9:07am.

Site Plan: Peter Lukacic presented the latest iteration of the site plan.

- Buck Creel noted that there needs to be a relatively large area for soil storage during construction. If we want to use the area to the west of the Smith playfields, we will need to temporarily dismantle the school garden. Mr. Creel said that soil is being tested to ensure that it can be reinstalled back on the site.
 - Mr. Lukacic said that the soils seem pretty good, some sand and organics are needed. Need to screen the material and add needed elements.
 - Peter von Mertens noted that the soil around the former Strats playground is poor and would benefit from an additional layer of soil, if there is extra from the site. Mr. Lukacic said there will be further calculations needed to determine whether there will be extra soil.
- Ms. Bodnar asked about the turnaround for CASE vans. Did we decide if the driveway will be one or two way? The current plan is to make it 12 feet wide. Could be expanded somewhat; mostly an operational consideration.

Site Lighting: Mr. Lukacic revisited the initial lighting plan, which was then determined to be too much. As a result, several fixtures were removed from the plan, and the types and direction of lighting have been refined.

- The lighting goal is to ensure continuous lighting along pathways; good lighting in parking lots. LED lights can be modulated and dimmed. Also trying to minimize the amount of lighting while complying with safety requirements.
- Mr. Lukacic showed a “light limit” plan which illustrates how far the light falls. Ken Bassett noted that the cut-off feature makes the light much less impactful on neighbors. The lighting plan will be an improvement over the current system.
 - Michael Haines commented that we want the flexibility to raise the lighting level higher if necessary, e.g. the 4th of July.
 - Mr. Creel mentioned that some type of building-mounted lighting at the CASE drop off area would be a good idea.
 - Mr. Bassett asked whether Mr. Lukacic has experience with the types of fixtures used under PV panels. Mr. Lukacic said that there will be collaboration once the PV provider is secured.
 - Mr. Pereira asked whether we need lighting behind the second grade. Mr. Creel and Sarah Collmer said that teachers will be going in through the front door, so additional lighting should not be necessary.
 - Mr. Bassett said that it is important to look at lighting and plantings together as they provide the vertical elements in the landscape.
- Plaza lighting: Mr. Lukacic said that they are considering different configurations.
 - Of the options shown, the group agreed that there should not be a pole in the middle of the courtyard. (Option 1 is preferred).
 - There was discussion about whether there needs to be additional lighting near the courtyard. Mr. Bassett said that there should probably be some architectural lighting under the canopies.

- There was general agreement that this is an area that will be used by the community after hours, and the courtyard should be usable at night.

Courtyard Development: Mr. Lukacic reviewed aspects of the main courtyard to the east of the Learning Commons.

- The boulders from the town's granite dump are included in the budget.
- The plan has been simplified; the pathway looks continuous from east to west (through the building).
- Limited shrub plantings to accent the courtyard architecture; boulders at the corners of the courtyard.
- The courtyard can easily hold 30 to 40 students.
- Mr. Creel noted that the "boulders" are more like rectilinear blocks that can function as seating.
- Mr. Lukacic will identify the boulders, measure them, and incorporate them into the construction drawings.
- The courtyard is scored, colored conditioned concrete, which is lower maintenance over time.
 - For the first year, Mr. Lukacic suggests no salts be used so that the concrete can cure. This is harder from a maintenance point of view, but it will increase the life of the concrete. This may be included in the warranty.
 - Mr. Creel asked about specifications for the concrete. Mr. Lukacic said they are very detailed.
 - Becky McFall asked if the concrete could be installed before the end of the project to give it additional curing time before it is in use. Mr. Lukacic said that it could be.
 - Ms. Bodnar asked about cleaning the courtyard. There will be hose bibs nearby.
 - Mr. Bassett asked about drainage. There may need to be drains within the courtyard.
- Ms. Collmer thought that if there are shrubs, it makes it more difficult to use the courtyard for large groups, such as all school meetings.
 - There was discussion about how to strengthen the design without the use of shrubs. Benches? Alternate plant material?
 - Mr. Bassett suggested that perhaps the benches could be large slabs of wood, maybe set in cobbles, or something that minimizes maintenance.
 - Mr. Creel suggested benches with a base of architectural concrete with a wood top.
 - There was discussion about using the wood from the oak trees on site that need to come down.
- Mr. Bassett suggested that irrigation near the building would be helpful for maintaining the grassy areas.
 - Mr. Nolan noted that there will be water provided for the modulars. Those lines could be capped and used later, if desired.
 - Can consult with Dan Pereira (Mr. Pereira had had to leave the meeting prior to this discussion.)

Tree Protection: Mr. Lukacic showed that plan the identifies the trees needing protection. The protection specifications call for:

- Identification of trees; review of requirements.
- Need for vigilance during construction.
- Review and report about tree health after a year.
- If in the budget, crown pruning and deep feeding.
- A plan for substitutes in case trees die.
- Discussion:
 - Mr. Creel noted that Consigli has expressed concern about saving some of the trees near the building.
 - There is a fifteen-foot zone for excavation and construction.
 - There is a tree and other plant material in the Brooks courtyard. The plant material and the sculpture will need to be removed and the tree protected.
 - Need to find out the genesis of the sculpture in the Brooks courtyard.

Tree Plantings: Mr. Lukacic showed a diagram of the finished tree plan, including those saved and those proposed.

- There is an outer perimeter of trees along the road.
- Once the PV plan is settled, will need to refine location of trees to prevent shading.
- Need to show the reorientation of the Reed parking lot so that the spaces run north-south instead of east-west.
- The new trees planted closer to the building will be smaller to prevent shading the PV's.
 - An initial planting schedule focuses on trees, with a few shrubs.
 - Maples, and maybe oaks, to reinforce the edge of the center field; oaks to the south of Brooks.
 - Flowering cherry or mid-level trees along the courtyard; need something that is disease resistant and doesn't need spraying.
 - Mr. Creel suggested that oaks near the school would be a problem for PV. Mr. Lukacic said that we could continue with lower flowering trees close to the building.
 - Mr. Bassett commented that the selection of trees shown is very nice.
- General agreement to recommend that taller trees should stay to the inside of the roadway, lower trees towards the building.

Other:

- Ms. Bodnar asked whether there has been a decision about the width of the service roadway. Jennifer Soucy said that SMMA will provide a drawing, and then they and the administrative team will go back to Public Safety to discuss this and other issues.
 - Ms. Bodnar suggested that we introduce the idea of the service roadway carefully so that people can visualize it. Mr. Lukacic said that one option is to roll a small crushed stone into the top layer for the portion of the road between the 2nd grade and the kitchen drop off. This will mitigate the visual impact of the roadway.
- Green Playground: Dr. McFall said that there was agreement that it needs to come down, and probably doesn't have enough value to save.
- For parents who pick up and drop off at Brooks, there is still room to have a parked vehicle and have a car pass by.
- Basketball court: There will be some shrubs and a small fence to protect the court from the road.
- On May 8th, SMMA will show this set of drawings and the ideas discussed today.
- Next meeting date TBD based on need.

Minutes: Mr. Creel made a motion to approve the minutes of March 22nd. Mr. Haines seconded the motion, and the minutes were approved unanimously.

Mr. Creel made a motion to adjourn which was seconded by Mr. Haines. The meeting ended at 11:04am.

Minutes respectfully submitted by Jennifer Glass