



MEETING MINUTES

Project: Newton Countryside Elementary School
 Subject: School Building Committee Meeting
 Location: Zoom Conference Call
 Distribution: Attendees, Project File

Project No: 22-0123
 Meeting Date: 8/9/2023
 Time: 7:30 PM
 Prepared By: Aidan Place

Present	Name	Affiliation	Present	Name	Affiliation
✓	Jonathan Yeo* WG	Chief Operating Officer		Mike Burton	DWMP
	Ruthann Fuller	Mayor		Christina Dell Angelo	DWMP
✓	Emily Prenner* WG	School Committee		Mike Cox	DWMP
	Bill Humphrey	City Council	✓	Aidan Place	DWMP
	Kathy Smith	Superintendent of Schools		Rachel Rincon	DWMP
✓	Josh Morse* WG	Commissioner of Public Buildings	✓	Steve Brown	DWMP
✓	Beth Herlihy* WG	Principal Countryside E.S.	✓	Donna DiNisco	DiNisco
	Ayesha Farag*	Asst. Superintendent of Elementary		Jim Shuttleworth	DiNisco
	Maureen Lemieux*	Chief Financial Officer	✓	Vivian Low	DiNisco
	Nick Read	Chief Procurement Officer	✓	Anne Davis Woodacre	DiNisco
✓	Tom Gloria	DRC			
✓	Ellen Light	DRC	✓	Amy Mackrell	DRC
	Tamika Olszewski	School Committee (Chair)		Ambrose Donavan	DRC
	Cove Davis*	School Committee	✓	Andrea Kelley -CC Rep.	DRC
✓	Stacy Klickstein*	Resident		Barney Heath -	DRC
	Liam Hurley* WG	Asst. Superintendent/ Chief Fin. &	✓	Carol Schein	DRC
✓	Andreae Downs* WG	City Council		David Gillespie	DRC
	David Kalis*	City Council	✓	Rob Hnasko	DRC
✓	Lori Zinner*	Resident	✓	Jonathan Kantar	DRC
	Andrew Lee	Asst. City Solicitor	✓	Peter Barrer	DRC
✓	Stephanie Gilman WG	Dir. Planning, Project Mgt, &	✓	SingNing Kuo	DRC
	David Stickney	Director of Facilities		Steve Siegel	DRC
✓	Alex Valcarce WG	Deputy Commissioner		Adam Bernstein	DRC
	Adam Lipson	Resident		David Gane	DRC
	Maura Tynes WG	Director of Elementary Special Ed.	✓	David Geffen	
				Doug Murray	
			✓	Stephan Farrell	

* SBC Voting Member | WG Working Group

Item No.	Description	Action
1	<p>Call to Order: 7:43 pm meeting was called to order by J. Morse with 7 of 12 voting members in attendance.</p>	Record
2	<p>Site Plan:</p> <ul style="list-style-type: none"> ➤ V. Low goes over the project schedule included in the slideshow. Then goes over the Site Plan. Changed the basketball court and made it same size as current basketball court. Developed area next to gym as outdoor learning area. They are planning a pollinator garden and another outdoor learning area. They would like to keep the active play area away from the parking area, so they don't have to install fencing. ➤ V. Low shows a play area comparison chart of the different schools. The countryside play area is comparable to other projects. Talks about the tree survey, and there are trees that will need to come down to build the softball field, about 130" caliper to be removed. ➤ V. Low goes over the preliminary stormwater considerations. Design to comply fully with the requirements of the Massachusetts Stormwater Regulations. No increase in peak rates of stormwater discharge off site. ➤ V. Low explains a bioretention and infiltration basins areas are. She says they are depressions that a landscape features. Allows the runoff to filter through these soils. It will go through groundwater or surface to head where it naturally wants to go. ➤ A. Valcarce asks if they will look at pervious pavement at the hard surface play area. V. Low says they were talking about using porous pavers in the front plaza area. If they use this at the back asphalt area they cant paint it due to all the holes in it. 	Record
3	<p>Site Plan & Building Plan Review:</p> <ul style="list-style-type: none"> ➤ V. Low goes over the first-floor plan. Says they relocated the platform in the cafeteria. Believes this is a better layout for the cafeteria. They moved the lunch bunch area from the inside corner to the outside corner. They are also looking at the loading dock area and locating the generator and what makes the most sense. ➤ V. Low goes over the second-floor plan. Says they are looking at different Stair A options. She shows three stair A options and explains each one. Option 1 is the most efficient and makes the most amount of sense in terms of location. Option 2 pushes the face of the stair back, Option 3 tucks the stair in the back and it gets inefficient. ➤ J. Kantar would like to see the gym moved closer to the street, and the custodial office and the electrical room more towards the back of the building. Says the heights in all of these options pose significant 	Record

	<p>challenges. Says all the high elements will look higher due to being on the hill. Says due to the height on the south end of the building it will shade larger portion of the lower roofs that could potentially have solar on them. He says he is not enamored with any of the options.</p> <ul style="list-style-type: none"> ➤ V. Low says they looked at the receiving and mechanical in the back, it effects how they access but will take another look at it. Clarifies the gym is two stories and the cafeteria is a story and a half, same as the media center. The classroom wing is the only one that is full three stories. The gym will cast a bit of a shadow over the cafeteria. More discussion is had about the stair and height of it in terms of the shadow. ➤ T. Gloria says he agrees with the sensitivity of the massing from the east side that they need to try to keep that massing down. ➤ J. Morse says he’s not sure they want to bring the gym closer to Dedham Street. Because they would bring a bigger mass to abutters and further separates from play areas and hardscapes. ➤ D. DiNisco says the gym will be the smallest of the structure. The gym will be close to 30 feet. They will look at this more for the stair. ➤ L. Zinner says that option 3 looks good due it being farther set back. ➤ A. Valcarce says they will get some views looking the other way to further investigate this. ➤ J. Kantar asks if they looked at a three-story stair well option then emptying out to the roof with an open stairwell. ➤ A. Valcarce says the open stairwell will be tough with ice and snow. Says he’s wondering if they could do a sloped roof. More discussion is had about the stairwell with options to cover it, or a sloped roof. ➤ J. Morse says he likes the lighter material for the stair tower. ➤ S. Ning Kuo says she likes option 1 better. Is worried about the classroom wing being so high. ➤ V. Low goes over the window and elevation studies. Shows a slide with 7 different options. Then shows the seven options with color. Then shows more options in two more slides total of 18 options. Took option 41A to look at it on a bigger scale. Shows options A1, A2, A3. The difference in options is how the windows are broken out. Then shows option B1, B2, B3. 	
4	<p>Building Materials: Precedent & Considerations</p> <ul style="list-style-type: none"> ➤ V. Low goes over the exterior materials and the different brick options available. There is Modular Brick, Norman Brick, and Triple Brick. Then shows a ground face CMU block. They will share more next time on materials they can use. Then shows different material study views from different areas on the site. ➤ L. Zinner asks about the mural on the outdoor classroom. V. Low says they could locate it on the outside of the gym. They are also looking at incorporating murals on the inside of the school. 	Record

	<ul style="list-style-type: none"> ➤ P. Barrer says the look at the view from Material Study A1.2 view from Dedham St North is jarring with the windows. V. Low says they are looking at ways to use punch windows. They will develop it further. ➤ S. Klickstein wants to see how the windows would look from the inside. ➤ A. MacKrell asks about bringing in some the lighter brick into the darker brick area. V. Low says they aired on the conservative side. They looked at different tones of brick, discusses the different colors they can use. ➤ S. Ning Kuo likes the window patterns, asks for them to do a study at the main entrance at the plaza area. V. Low says they are looking at how the plaza can be further developed. ➤ V. Low shows the inside of the school in the lobby, a few different views. Says the colors are not final and there will be many opportunities to review colors. Then shows the academic corridor, says they will use colors as wayfinding. V. Low shows a few views of the media center. ➤ V. Low then talks about sustainability and systems. For HVAC they are looking at VRF, Air Source Heat Pump w/ Fan Coil Distribution, Air Source Heat Pump w/ Chilled Beam Distribution, Ground Source Heat Pump w/ Fan Coil Distribution, and Ground Source Heat Pump w/ Chilled Beam Distribution. ➤ P. Barrer says he wants to consider network geothermal ground source heat pump with the neighborhood and school. ➤ S. Gilman asks if the other projects are MSBA projects. P. Barrer says they are not schools. ➤ J. Morse says they would like to look at the legalities of it to get from point A to point B on this topic. J. Morse will look more into it. ➤ V. Low says they met with Eversource and looking at what incentives are available. ➤ D. DiNisco talks about the Inflation Reduction Act (IRA) and she has heard that the IRA will provide 30% of the cost of the system. Then there are adders to that, because they are a non-tax paying entity they would get a check from the government. All the details haven't been fully vetted. 	
5	<p>Public Comment:</p> <ul style="list-style-type: none"> ➤ None. 	Record
6	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ Will be scheduled at a later date. 	Record
7	<p>Adjourn: 9:32 pm A motion to adjourn was made by J. Morse. Discussion: None.</p>	Record

Sincerely,

Project: Newton Countryside Elementary School
Meeting: School Building Committee
Meeting - 8/9/23
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DORE + WHITTIER

Aidan Place

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

DESIGN REVIEW COMMITTEE	SIGN IN
Meeting Date:	9 August 2023
Place/Room:	Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
DESIGN REVIEW COMMITTEE			
Peter Barrer _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Co-Chair	pbarrer@gmail.com
Ellen Light _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Co-Chair	elslight@rcn.com
Ambrose Donovan _____ vm	<input type="checkbox"/>	Design Review Committee Member	AJD@mcphailgeo.com
David Gillespie _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	davidgillespie74@outlook.com
Thomas Gloria _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	tgloria@fas.harvard.edu
Robert Hnasko _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	hnasko@gmail.com
Jonathan Kantar _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	jonathan@sagebuilders.com
SigNing Kuo _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	singning.kuo@gmail.com
Amy Mackrell _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	amackrell@mds-bos.com
Carol Schein _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	cschein@rcn.com
Steve Siegel _____ vm	<input type="checkbox"/>	Design Review Committee Member	spsiegel10@gmail.com
_____ vm	<input type="checkbox"/>	Design Review Committee Member	_____
City Council & School Committee Reps.			
Emily Prenner _____	<input checked="" type="checkbox"/>	School Committee Representative	prennere@newton.k12.ma.us
Andrea Kelley _____	<input checked="" type="checkbox"/>	City Council Representative	akelley@newtonma.gov
Project Community Reps.			
Adam Bernstein _____ vm Countryside	<input type="checkbox"/>	Resident	Adam.bernstein@gmail.com
_____ vm Countryside	<input type="checkbox"/>	Resident	_____
Maria Leo _____ vm-le	<input checked="" type="checkbox"/>	DRC Community Member – Lincoln Eliot	leofm@rcn.com
John Mulligan (partial) _____ vm-le	<input checked="" type="checkbox"/>	DRC Community Member – Lincoln Eliot	john@mulliganphoto.com
Committee Staff			
Josh Morse _____	<input checked="" type="checkbox"/>	DRC – Public Buildings Department	jmorse@newtonma.gov
Barney Heath _____	<input type="checkbox"/>	DRC – Planning Department	bheath@newtonma.gov

DESIGN REVIEW COMMITTEE**SIGN IN****Meeting Date:**

9 August 2023

Place/Room:

Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
Alex Valcarce	<input checked="" type="checkbox"/>	Public Buildings Department	avalcarce@newtonma.gov
Rafik Ayoub	<input type="checkbox"/>	Public Building Department	rayoub@newtonma.gov
Stephanie Gilman	<input checked="" type="checkbox"/>	Public Schools Department	gilmans@newton.k12.ma.us
Jini Fairly	<input type="checkbox"/>	NewCAL WG/ ADA Coordinator	jfairley@netonma.gov
Maura Morse	<input type="checkbox"/>	NPS LE Principal	
Beth Herlihy	<input checked="" type="checkbox"/>	NPS Countryside Principal	
Jonathan Yeo	<input checked="" type="checkbox"/>	COO, Co-Chair LESBC	jyeo@newtonma.gov
Guests			
Larry Spang	<input checked="" type="checkbox"/>	AST	
Tina SooHoo	<input checked="" type="checkbox"/>	AST	
Doug Murray	<input checked="" type="checkbox"/>	Hill	
Mark Krikorian	<input checked="" type="checkbox"/>	.Hill	
Donna DiNicso	<input checked="" type="checkbox"/>	DDP	
Vivian Low	<input checked="" type="checkbox"/>	DDP	
Anne Davis Woodacre	<input checked="" type="checkbox"/>	DDP	
Steve Brown	<input checked="" type="checkbox"/>	D&W	
Aidan Place	<input checked="" type="checkbox"/>	D&W	
Lori Zinner	<input checked="" type="checkbox"/>	CSBC	
David Kalis	<input type="checkbox"/>	City Councilor, CSBC	
Andreae Downs	<input checked="" type="checkbox"/>	City Councilor CSBC	
Stacy Klickstein	<input type="checkbox"/>	CSBC	
	<input type="checkbox"/>		
Refer to attached Zoom list of all participants	<input type="checkbox"/>		

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Josh Morse# Public Build	stocci@newtonma.gov	8/9/2023 17:50	8/9/2023 21:35	225
Emily Prenner		8/9/2023 17:54	8/9/2023 17:55	1
Emily Prenner		8/9/2023 17:55	8/9/2023 21:25	211
Alex Valcarce (Newton)	stocci@newtonma.gov	8/9/2023 17:58	8/9/2023 21:35	217
Laurence Spang		8/9/2023 17:58	8/9/2023 17:58	1
Rob Hnasko DRC		8/9/2023 17:58	8/9/2023 17:58	1
Rob Hnasko DRC		8/9/2023 17:58	8/9/2023 21:26	208
Laurence Spang		8/9/2023 17:58	8/9/2023 20:52	174
Amy MacKrell# MDS Architects		8/9/2023 17:59	8/9/2023 17:59	1
Amy MacKrell# MDS Architects		8/9/2023 17:59	8/9/2023 21:02	184
JonathanKantar		8/9/2023 17:59	8/9/2023 17:59	1
JonathanKantar		8/9/2023 17:59	8/9/2023 21:35	216
Tina SooHoo -Arrowstreet		8/9/2023 18:00	8/9/2023 18:00	1
Carol Schein		8/9/2023 18:00	8/9/2023 18:00	1
Carol Schein		8/9/2023 18:00	8/9/2023 21:15	195
Tina SooHoo -Arrowstreet		8/9/2023 18:00	8/9/2023 19:38	99
Doug Murray		8/9/2023 18:00	8/9/2023 18:00	1
Tom Gloria		8/9/2023 18:00	8/9/2023 18:00	1
Doug Murray		8/9/2023 18:00	8/9/2023 19:04	64
Tom Gloria		8/9/2023 18:00	8/9/2023 21:35	215
Andrea Kelley		8/9/2023 18:01	8/9/2023 18:01	1
Andrea Kelley		8/9/2023 18:01	8/9/2023 21:35	214
Maria Leo		8/9/2023 18:01	8/9/2023 18:01	1
Maria Leo		8/9/2023 18:01	8/9/2023 19:38	98
john mulligan		8/9/2023 18:01	8/9/2023 18:01	1
Peter Barrer -Newton		8/9/2023 18:01	8/9/2023 18:01	1
Vivian Varbedian Hill Intl.		8/9/2023 18:01	8/9/2023 18:01	1
john mulligan		8/9/2023 18:01	8/9/2023 19:39	98
Peter Barrer -Newton		8/9/2023 18:01	8/9/2023 21:35	214
Stephanie Gilman# NPS (she# her)		8/9/2023 18:01	8/9/2023 18:02	1
Mark Krikorian Hill Intl. (Vivian Varbedian Hill		8/9/2023 18:01	8/9/2023 19:38	97
Stephanie Gilman# NPS (she# her)		8/9/2023 18:02	8/9/2023 19:55	114
15085102952		8/9/2023 18:02	8/9/2023 19:38	97
Matt Mendonca (GGD)		8/9/2023 18:03	8/9/2023 18:03	1
Matt Mendonca (GGD)		8/9/2023 18:03	8/9/2023 19:38	96
SingNing Kuo		8/9/2023 18:03	8/9/2023 18:03	1
SingNing Kuo		8/9/2023 18:03	8/9/2023 21:35	212
Ellen Light		8/9/2023 18:06	8/9/2023 18:06	1
Ellen Light		8/9/2023 18:06	8/9/2023 21:35	209
Rob Polleys		8/9/2023 18:06	8/9/2023 18:07	1
Rob Polleys		8/9/2023 18:07	8/9/2023 19:38	91
Ouida's iPad (2)		8/9/2023 18:08	8/9/2023 18:08	1
Ouida's iPad (2)		8/9/2023 18:08	8/9/2023 18:23	16
Brad Seamans		8/9/2023 18:10	8/9/2023 18:10	1
Brad Seamans		8/9/2023 18:10	8/9/2023 18:58	49
Ouida Young		8/9/2023 18:23	8/9/2023 18:25	2

Design Review Committee
Meeting

Participants

August 9, 2023

Ouida Young	8/9/2023 18:25	8/9/2023 19:01	37
David Geffen	8/9/2023 18:39	8/9/2023 18:39	1
David Geffen	8/9/2023 18:39	8/9/2023 21:03	144
Donna DiNisco	8/9/2023 18:43	8/9/2023 18:43	1
Donna DiNisco	8/9/2023 18:43	8/9/2023 21:35	172
DiNisco Design	8/9/2023 18:45	8/9/2023 18:46	2
Vivian Low# DiNisco Design (DiNisco Design)	8/9/2023 18:46	8/9/2023 21:35	169
Anne Davis Woodacre	8/9/2023 18:48	8/9/2023 18:49	2
Anne Davis Woodacre# DiNisco Design (Anne Da	8/9/2023 18:49	8/9/2023 21:35	166
Lori Zinner- SBC	8/9/2023 18:54	8/9/2023 18:54	1
Lori Zinner- CS SBC (Lori Zinner- SBC)	8/9/2023 18:54	8/9/2023 21:35	162
Aidan Place	8/9/2023 18:54	8/9/2023 18:55	1
Aidan Place	8/9/2023 18:55	8/9/2023 21:35	161
Jacki R# white# she/her	8/9/2023 18:58	8/9/2023 18:58	1
Jacki R# white# she/her	8/9/2023 18:58	8/9/2023 19:42	44
Steve Brown	8/9/2023 19:05	8/9/2023 19:05	1
Steve Brown	8/9/2023 19:05	8/9/2023 21:35	150
Doug Murray	8/9/2023 19:07	8/9/2023 19:07	1
Andreae Downs	8/9/2023 19:07	8/9/2023 19:07	1
Andreae Downs	8/9/2023 19:07	8/9/2023 19:45	39
Doug Murray	8/9/2023 19:07	8/9/2023 19:38	32
Stacy Klickstein	8/9/2023 19:10	8/9/2023 19:10	1
Stacy Klickstein	8/9/2023 19:10	8/9/2023 21:35	145
Beth Herlihy	8/9/2023 19:28	8/9/2023 19:29	1
Beth Herlihy	8/9/2023 19:29	8/9/2023 21:35	126
jonathan Yeo# Chief Operating Officer	8/9/2023 19:31	8/9/2023 19:32	1
jonathan Yeo# Chief Operating Officer	8/9/2023 19:32	8/9/2023 20:51	80
Stephen Farrell	8/9/2023 19:44	8/9/2023 19:44	1
Stephen Farrell	8/9/2023 19:44	8/9/2023 21:35	111
cristiniana	8/9/2023 19:46	8/9/2023 19:46	1
cristiniana	8/9/2023 19:46	8/9/2023 19:47	1
Stephanie Gilman# NPS (she# her)	8/9/2023 19:57	8/9/2023 19:57	1
Stephanie Gilman# NPS (she# her)	8/9/2023 19:57	8/9/2023 21:21	85
Andrea Kelley	8/9/2023 20:34	8/9/2023 20:34	1
Andrea Kelley	8/9/2023 20:34	8/9/2023 21:12	39
David Geffen	8/9/2023 21:16	8/9/2023 21:16	1
David Geffen	8/9/2023 21:16	8/9/2023 21:35	19
Stephanie Gilman# NPS (she# her)	8/9/2023 21:23	8/9/2023 21:23	1
Stephanie Gilman# NPS (she# her)	8/9/2023 21:23	8/9/2023 21:35	12