



## 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: 10/18/2022  
 Time: 6:00 PM  
 Prepared By: Aidan Place

Present	Name	Affiliation	Present	Name	Affiliation
✓	Jonathan Yeo* WG	Chief Operating Officer	✓	Mike Burton	DWMP
	Ruthanne 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
	Tom Gloria	DRC	✓	Anne Davis Woodacre	
✓	Ellen Light	Resident			
	Tamika Olszewski	School Committee (Chair)	✓	Carl Schein	
✓	Cove Davis*	School Committee	✓	Christina Oliver	
✓	Stacy Klickstein	Resident	✓	Adam Bernstien	
	Liam Hurley* WG	Asst. Superintendent/ Chief Fin. &	✓	Melissa Monokroussos	
✓	Andreae Downs* WG	City Council			
✓	David Kalis*	City Council			
	Patricia Byrne*	Resident			
✓	Lori Zinner*	Resident			
	Andrew Lee	Asst. City Solicitor			
✓	Stephanie Gilman WG	Dir. Planning, Project Mgt, &			
	David Stickney	Director of Facilities			
✓	Alex Valcarce WG	Deputy Commissioner			
✓	Adam Lipson	Resident			
	Maura Tynes WG	Director of Elementary Special Ed.			
✓	Lisa Reibstein	Public			
	Brian Hunter	Public			

\* SBC Voting Member | WG Working Group

Item No.	Description	Action
4.1	<b>Call to Order:</b> 6:02 pm meeting was called to order by Commissioner of Public Buildings J. Morse with 8 of 12 voting members in attendance.	Record
4.2	<p><b>Approval of May 24, 2022 Meeting Minutes, June 21, 2022 Meeting Minutes, &amp; August 23, 2022 Meeting Minutes:</b></p> <ul style="list-style-type: none"> <li>➤ A motion to approve the 5/24/22, 6/21/22, &amp; 8/23/2022 meeting minutes as submitted made by E. Prenner and seconded by J. Yeo. Discussion: None. Roll Call Vote: E. Prenner. – Yes J. Yeo – Yes J. Morse – Yes B. Herlihy – Yes C. Davis – Yes A. Downs – Yes D. Kalis - Yes L. Zinner - Yes Abstention: None. Motion passes, minutes approved.</li> </ul>	Record
4.3	<p><b>Designer Update:</b></p> <ul style="list-style-type: none"> <li>➤ S. Brown starts with the timeline update. Says we are now into the feasibility stage of the project. The first part being the PDP (Preliminary Design Program). Which includes fact finding about the existing building and about the existing educational program. Also, how Newton sees the educational vision for the future. There is also analysis on the existing programs and space. From there can generate some options based on what the findings show and community input. From there the PDP is submitted to the MSBA for review.</li> <li>➤ S. Brown states from there the next deliverable is the PSR (Preferred Schematic Report). The PSR is for drilling down the scope, budget, and schedule of what the preferred option is. The PSR ends with a vote of confidence from the MSBA with the city and moves into Schematic Design. Then in Schematic Design the consultant team starts to further develop that design.</li> <li>➤ D. Kalis asks if this process is similar to past projects. J. Morse responds saying yes, the MSBA process evolves overtime, but the majority of the process is very similar.</li> <li>➤ J. Morse starts talking about the Site Selection. Says they will be sending out an excel document that is the site selection matrix. Says that since they have done this before the draft that is made up is solid and has been tested many times over the years. J. Morse encourages the committee to look at it when it is sent out and provide feedback.</li> <li>➤ C. Oliver asks about possibility of more housing in Newton Highlands impacting the project. J. Morse responds saying they will work with the planning department, executive office, and Newton schools to factor in those active developments. J. Yeo responds saying they will also be looking at potentially the students who are on the north and west side of Needham St including them in the enrollment in countryside.</li> </ul>	Record

- C. Oliver asks there is all this work on zoning changes which might change the number on affordable housing units. J. Yeo responds there is no zoning included in that area and won't affect countryside. J. Morse follows saying Newton and MSBA will not put countryside in a position of not having enough space.
- V. Low goes into detail about the existing conditions. V. Low says they have had their Geotech engineers out on site for exploratory work. They have been out the last two Saturdays performing boring testing which are indicated in the graphic shown in green. They anticipate being out on Saturday 10/22 to complete a set of test pits. A report should be out by mid-November.
- E. Prenner asks about what a boring test is and what is it testing for. V. Low responds saying they take a cylinder of soil and analyze it to determine the bearing capacity and makeup of the soil. The test pits help look at the soil in a broader sense and help evaluate groundwater.
- A. Downs asks about the yellow outline on the graphic. V. Low responds saying when they interviewed, they did their best guess on where the site could optimally be based on the knowledge that they had. J. Morse follows talking about the graphic and its different parts involved in it and how it gives them a complete picture of the site.
- D. DiNisco talks about the traffic study report. How they observed the blue zone, and it can hold 17 cars. In the morning, traffic moves quickly and flows better. Also noticed parents parking on side streets and walked students into the building. They will need to study this and how to improve flow of traffic. D. Kalis mentions an additional drop off area. D. DiNisco responds saying over coming months will study more to get a better idea of traffic flow.
- L. Reibstein says overflow parent parking on Dedham Street does happen and can go all the way down to Andrew Street. D. DiNisco responds saying she understands this, and they will take that into consideration. They will look at how they can improve circulation of traffic as they continue with the project.
- C. Oliver asks about the open field and what happens to it. V. Low responds saying that they are looking for a better spot for the field, may not be in the location they initially thought it would be. J. Morse follows by saying the new school will be larger but much more compact and efficient than the existing layout of the school. A. Valcarce agrees with A. Downs about before and after school interactions are a public good. Also states that in previous schools they have designed spaces for that.
- L. Reibstein asks about the baseball field and who is using it now if anyone. J. Morse responds saying they work with parks and rec department to figure out demand and right solution. Also mentions that another traffic study will be done later on down the road and there will be more discussion about this.

	<ul style="list-style-type: none"> <li>➤ S. Klickstein asks about completing more traffic studies in different times of the year. D. DiNisco responds saying they typically do more than one study, this was just a preliminary study trying to figure out existing patterns. They will get actual traffic counts and how many cars go through intersections. J. Morse follows by saying he talked with public works and the transportation division, and they will be working together to assist this situation. D. DiNisco says that snow and how that limits space will be taken into consideration as well.</li> <li>➤ D. DiNisco goes into the educational visioning session that was held. Says this session was more of a big picture session of what they see the new school being and what they like about the current school. There will be another session on 11/9. Comments that the whole staff showed up and was very productive. The presentation was posted in the link provided. A survey was sent out to provide input and will be published soon. D. DiNisco mentions they will be having a tour of the Cabot and Angier school.</li> <li>➤ A. Bernstein asks about making sure to give people enough time to respond to community and educational feedback. J. Morse responds saying that its important that we receive feedback and that they did send certified letters to all abutters.</li> <li>➤ S. Brown talks about the options criteria matrix. Goes into detail about how the matrix tries to capture all relative points that will be considered when deciding on a building. The options presented are new construction, addition/renovation, or renovation. J. Morse follows saying that they do not typically weight the criteria shown in the matrix. The solution is usually obvious and no need to weight unless it warrants itself to narrow down options. A. Valcarce adds that each option is going to have multiple iterations and can narrow down from there.</li> <li>➤ L. Reibstein asks about design of building and if it will reflect the homes of neighborhood or be more modern. L. Reibstein would like the building to reflect the homes around it. J. Morse responds saying that the designer will spend time looking at the surrounding neighborhood and take that into account. Also adds that this will have a lot of public input. D. DiNisco follows by saying that they understand this is a community resource and what the building looks like is very important to the community. There will be many meetings with the public regarding this topic. D. DiNisco says that this will come up towards the end of the study.</li> </ul>	
4.4	<p><b>Public Comment:</b></p> <ul style="list-style-type: none"> <li>➤ L. Reibstein asks about run off on the borings. J. Morse responds saying no run off and no containment needed. A. Valcarce follows up saying they are following the requirements of conservation commission and working with the planning department.</li> </ul>	Record

	➤ B. Herlihy says there is a town hall meeting on November 10 <sup>th</sup> 7PM at Countryside that will include tour of building at 6:30PM.	
4.5	<b>Next Meetings:</b> ➤ SBC No. 05 - Tuesday, November 15 <sup>th</sup> 6:00 PM on Zoom.	Record
4.6	<b>Adjourn:</b> 7:05 pm A motion was made by J. Morse. Discussion: None.	Record

Sincerely,

**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.