

BOARD OF SELECTMEN/SCHOOL COMMITTEE  
JOINT MEETING- NINTH SCHOOL

Joint Meeting of the Board of Selectmen and School Committee. RLA Architects will present Preliminary Findings of the Site Selection Study for the so called Village, Baldwin and Baker sites as possible locations for the Ninth School.

Present: School Committee Members:

Susan Ditkoff, David Pollak, Barbara Scotto, Michael Glover, Benjamin Chang, Helen Charlupski, Lisa Jackson

Selectmen: Neil Wishinsky, Nancy Daly, Nancy Heller, Bernard Greene

*Selectman Franco recused himself due to personal property location in relation to the 9<sup>th</sup> school site selection.*

Deputy Superintendent of Finance and Administration Mary Ellen Dun began the presentation.

She reviewed the need for a 9<sup>th</sup> K-8 school, enrollment growth challenges, progress and timelines. On October 13, 2016 the School Committee and Board of Selectmen will hold a public meeting to make the final site selection.

Jonathan Levi, of Jonathan Levi Architects presented a PowerPoint of the site selection study.

Considered sites:

Baker School  
Baldwin School  
Village School (Stop and Shop site)

Presentation highlights:

Baker School

- 2 K-8 schools with shared surface parking
- 2 K-8 schools with independent structured parking
- 1 K-8 school with 4 academies, structured parking

School Committee member Dr. Jackson asked about the ledge at this site, and if there is a safety concern related to that. Mr. Levi replied that they don't know enough detail at this point, but he does know that all three sites are encumbered by ledge. This will have to be addressed.

Selectman Daly asked about the Hoar Sanctuary and asked about environmental impacts to

this delicate area. Mr. Levi replied they are aware of the sanctuary and a civil engineer would be doing a separate study looking at setbacks. He anticipates participation with the Conservation Commission as well. There are more than wetlands back there; there is a stream.

School Committee member Helen Charlupski asked about the student drop-off, one option shows it located in the back. Mr. Levi replied that they pushed the building back onto the sloped portion of the site to take advantage of that area.

School Committee member Barbara Scotto asked if there was any thought of having one Baker School there, perhaps one lower and one upper grade on the same site. Mr. Levi replied yes, any of these plans are workable from that concept. It could be one large school, sharing a very large auditorium, gym and cafeteria. There could be a smaller satellite cafeteria.

#### Baldwin Site

- K-8 School incorporating existing Baldwin structure
- K-8 School all new construction
- Satellite High School incorporating existing Baldwin structure

School Committee member Dr. Jackson asked about parking at this site, and the bus route. Mr. Levi reviewed the bus route that would come in through Heath Street. The parking incorporates 150 spaces.

Selectman Daly noted that the Parks and Recreation Commission may have input on the potential use of park space for a parking lot.

School Committee Chair Susan Ditkoff noted that many Boards and Commissions will have concerns on site location. This will be part of the discussions. She added that the High School plans would be separate and parallel from this deliberation; it would be a separate process.

School Committee member David Pollak said he is happy to see what the site may look like. He noted that there will be some compromises but the result will be an excellent school.

#### Village School

- K-8 school with Stop and Shop on the base site
- K-8 school with Stop and Shop on expanded site
- K-8 school with Stop and Shop on base site with Aspinwall Ave access
- K-8 school only on site

Mr. Levi addressed the Stop and Shop grocery store. The plans incorporate an improved and

expanded store that could stay in continuous operation during construction. Green space would be incorporated on the roof of the school.

The expanded site would incorporate the neighboring car wash and gas station.

It is clear that the site without the Stop and Shop would not be an option.

Selectman Daly noted that this site would be considerably more expensive. Mr. Levi agreed.

Chairman Wishinsky added that it is appropriate to discuss certain things in executive session in relation to the purchase of real estate; not everything would be discussed in open session.

The Board reviewed the timeline with a site selected slated for October 13, 2016

COMMON VICTUALLER  
INCREASE IN HOURS

Question of approving the application of Rifrullo Café LLC, d/b/a Rifrullo Care, Colleen Suhanosky, Owner, holder of a Common Victualler license at 147 Cypress Street for an increase in hours as follows:

From: Mon-Sat 8am-8pm  
Sun 9am-4pm

To: Mon-Fri 7am-8pm  
Sat 8am-8pm  
Sun 8am-4pm

Applicant Colleen Suhanosky stated that she would like to increase the hours in efforts to capture morning commuters and students.

On motion it was,

Voted to approve the application of Rifrullo Café LLC, d/b/a Rifrullo Care, Colleen Suhanosky, Owner, holder of a Common Victualler license at 147 Cypress Street for an increase in hours as follows:

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