

Name of Committee: Runkle School Building Committee

Meeting Date: 12 February 2010 Time: 8:30 p.m. Meeting Location: Town Hall Room 103

Runkle School Renovations Building Committee

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|------------------|---|--------------------------|---|
| Nancy Daly | x | Joseph Connelly | x |
| Helen Charlupski | x | Bob Vogel | |
| Glenn Cunha | x | | |
| Kenneth Kaplan | x | Anthony Guigli | x |
| Richard Kelliher | | Charles Simmons | |
| William Lupini | x | Raymond Masak | |
| Sean Cronin | x | Jennifer Fischer-Mueller | |
| Michael Shepard | x | Gregg Schroeder | x |
| Peter Rowe | x | Bob Bell | x |

Public Present: Dascha Weir, parent/abutter, Scott Newman, parent, Michael Oates, abutter, Gill Fishman, neighbor, Mini Kollari, parent, Harvey Finkel, abutter, Roger Tackeff, abutter, Pam Lodish, neighbor, Chad Ellis, abutter, Amy Hummel, PTO, Josh Brooks, abutter, David Hilburn, neighbor.

Others Present: Ken Goldstein, Selectman, Dick Benka, Selectman, Carla Benka, Advisory Committee, Jennifer Dopazo.

Topic: Approval of Meeting Minutes

- Committee voted unanimously to approve the Meeting Minutes of 11 January 2010.

Topic: Dean Road Abutters Presentation of Design Alternatives

- Several abutters on Dean Road speak relative to their hopes and ideas for changing the design to better meet their needs. All expressed support for the project and all thanked the Committee for this opportunity. G. Fishman presented the credentials of himself personally and of his firm. He then presented some of the concept options that some of the Dean Road neighbors suggest as possible solutions to address their concerns. These include moving the Library/Media Center to the corner of Druce Street and Chesham Road and relocating the kitchen and cafeteria back to the “front” of the building. Another idea is to make the courtyard into the Library/Media Center. Still others suggest moving the Library/Media Center to above the entry or above the kindergarten. G. Fishman stated the suggestion he thought would be most appropriate is moving the Library/Media Center to corner of Druce and Chesham. He feels this option is energy efficient, does not increase FAR, eliminates the need for a freight elevator and associated corridors, and is most useable as a community space. Some of the issues he feels need to be worked out are how far up the hill the building will be

and whether it should be a one or two story space. G. Fishman presented sketches of the various options.

Subsequently, there was a discussion as to how this might affect neighbors on Chesham, Buckminster and Druce streets. B. Bell commented that the set-back in this area is thirty feet. Earlier in the design process, DPC had looked at what it would take to add building in this area. There were issues with cost, accessibility, set-backs, encroachment of the building onto the existing classroom wing (potentially covering existing windows), egress issues and path of travel issues, geotechnical concerns (likely ledge), ceiling height issues (very low for a library, about 8-10 feet) and concern about relocating the exterior millennium wall.

In summary, the architect is concerned that this negatively impacts the program because there is not one continuous loop of travel across the building, there would be a lot of foot traffic past the third grade classrooms, centrally locating the library as it is designed now is in keeping with current educational standards as well as the design concept of keeping all public spaces to the “left” of the lobby (point of reference from entrance of building).

B. Lupini expressed concern about the path of travel to access the Library and noted that while the idea of a wider community use of it is laudable, the reality is that budget issues make implementing that unlikely.

J. Connelly noted that the computer lab needs to be easily and readily accessible to the Library as the computer lab tech specialist often works as a team with the Librarian for program needs. The current design works best for the school as he supports the idea of placing activity spaces to one side of the building and locating classrooms and their support spaces on the other side. Further, this is a concept developed working with staff over the course of the last year. Changing this concept would have a significant negative impact on the quality of the design.

G. Fishman then suggested the Town reconsider the idea of putting the gym on the ground floor level. To address egress, he suggested chamfering the gym to provide the required space for doors and path of travel out of the building. B. Bell responded that chamfering the space would not be enough to address egress as double exit doors and a certain width are needed to address the potential numbers of people exiting.

Topic: Questions and Comments

Selectman Daly then opened the agenda to questions and comments from meeting attendees.

D. Benka noted that the Zoning Board of Appeals (ZBA) had two paths it could have pursued to address zoning issues; either addressing zoning as it relates to the Town By-Laws or alternatively within the context of the Dover Amendment. The

ZBA went to the Dover Amendment in its decision. He is concerned that should a legal challenge be mounted, that a court might remand to the ZBA for additional fact-finding, for example as to “harmony”.

P. Lodish stated that she would like the project to proceed without the risk of lawsuit and suggested the Building Committee find a way to meet the needs of the Dean Road neighbors.

H. Charlupski stated that she did not think moving the Library/Media Center to the corner of Druce and Chesham was a good solution for the school in terms of traffic, and that the Library/Media Center should be at the heart of the school.

S. Newman supports the concept of looking at the feasibility of moving the Library/Media Center to the corner of Druce and Chesham.

T. Guigli stated that changing the design now on the scale that is being contemplated with not only result in increased costs and delay the project, but the delay would also likely mean staff and students would be located at Old Lincoln School for three years rather than the two years currently envisioned, owing to the idea of not moving during the school year.

A. Hummel stated that she is confident that the extensive process involving the staff, parents and neighbors that resulted in the current design is what will ultimately work best for the school and community over time.

C. Ellis also spoke in favor of the current design and the process that has gotten the project there. He is also concerned about what precedent would be set by re-visiting issues that have already been vetted.

M. Oates responded that he has been involved since April of 2009 and feels that the Town largely ignored zoning issues and did not take advantage of opportunities to craft a design that would better meet the needs of neighbors.

Topic: Proposal by Design Partnership of Cambridge (DPC) to investigate alternative(s).

The Committee asked DPC to provide a proposal to determine the feasibility of relocating the Library/Media Center to the corner of Druce and Chesham streets.

Topic: Design Schedule

G. Schroeder distributed the DD/CD Production Schedule dated 2/2/2010, showing the detailed schedule of design through the beginning of bidding in August 2010. He also distributed the “Meeting Agenda” dated 2/9/2010.

Topic: Next Meeting

The next meeting of the Runkle School Building Committee is Monday
22 February 2010 at 3:00 p.m. in Room 103.

Respectfully submitted,

Tony Guigli
Project Director