

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	6/25/18
Re:	School Building Committee Meeting	Meeting No:	27
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
	Thomas J. Melia	Representative of the Board of Selectmen	Voting Member
	Michael LeBrasseur	Chairman, School Committee	Voting Member
	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
✓	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
✓	Spencer Pollock	Parent Representative	Voting Member
	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
	Lee Dore	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	David Fontaine, Sr	Fontaine Bros, CM	
	David Fontaine, Jr	Fontaine Bros, CM	
✓	Jim Mauer	Fontaine Bros, CM	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
27.1	Record	Call to Order, 6:35 PM, meeting opened.
27.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
27.3	Record	Public Comments - none
27.4	Record	A motion was made by S. Pollock and seconded by A. Chagnon to approve the 6/5/18 School Building Committee meeting minutes. Motion passed unanimous by those attending.
27.5	Record	Warrant No. 11 was reviewed. A motion was made by A. Chagnon and seconded by S. Pollock to approve Warrant No. 11. No discussion, motion passed unanimous.
27.6	J. Strazzulla	J. Strazzulla will review with the Selectmen the process for establishing a committee to lead the process of discussing possible outcomes for the disposition of NES.
27.7	D. Fontaine T. Hengelsberg	D. Fontaine and T. Hengelsberg to review options for reducing the cut at the front of the site.
27.8	A. Chagnon	A. Chagnon will review the potential of shifting the U-10 playfield west, closer to the 50 feet no building zone.
27.9	J. Seeley	J. Seeley to distribute the response document to the MSBA comments on the Schematic Design Submission.
27.10	Record	T. Hengelsberg presented and reviewed the size of the existing Vail playfields and the sizes of the proposed.
27.11	J. Strazzulla	J. Strazzulla will review if CPA funds could be used for the playing fields with A. Gaudette and provide the Committee direction.
27.12	A. Gaudette	A. Gaudette to provide direction if the town has developed a timeline for the fire station.
27.13	J. Mauer	<p>J. Mauer distributed and reviewed a Recess Location Plan during Construction Phase 1, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. A. Chagnon asked where will the recess location be during Phase 2 construction? <i>J. Mauer indicated recess could occur in either the U-10 playfield or the (2) U-6 playfields.</i> 2. A. Chagnon asked if those playfields will be completed early enough to have the required growing seasons completed by the time Phase 1 is completed? <i>J. Mauer will review and provide direction to the Committee at the next meeting.</i>
27.14	T. Hengelsberg J. Strazzulla	<p>T. Hengelsberg provided an overview of the Neighborhood Meeting held on 6/16/18 and distributed and reviewed Meeting Notes from the 5/19/18 and 6/16/18 Neighborhood Meetings, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. A. Chagnon indicated he attended a meeting with the Trustees of Soldiers' Memorials Committee and they asked: <ol style="list-style-type: none"> a. If the project will replicate the existing fields?

Item #	Action	Discussion
		<ul style="list-style-type: none"> b. If the name of the fields will remain Vail Field? c. Will the park have a re-dedication ceremony once the project is completed? <p>2. J. Strazzulla asked if a fence around the outfield of the baseball field can be added to the project? <i>T. Hengelsberg indicated a fence is not shown currently to maximize the flexibility of using the outfield areas of both the softball field and the baseball field for other uses. J. Strazzulla will schedule a meeting with Playground and Recreation, Baseball, Soccer and Trustees of Soldiers' Memorials committees to review.</i></p> <p>3. A. Chagnon asked if there will be any storm water discharging off-site? <i>T. Hengelsberg will verify and provide direction at the next Committee meeting.</i></p> <p>4. A. Chagnon asked if there will be any active storm water system on the uphill side of the retaining wall to control potential ground water discharge? <i>T. Hengelsberg will verify and provide direction at the next Committee meeting.</i></p>
27.15	J. Seeley	<p>J. Strazzulla indicated the Selectmen and Finance Committee will only support a Ballot Vote date on 11/6/18.</p> <p>J. Seeley to write a brief description of the Town Meeting Vote and the Ballot Vote for the Committee.</p> <p>J. Seeley indicated Town Counsel has approved the Ballot Vote Language, J. Seeley will forward to MSBA for approval. The Selectmen will vote to approve and submit to the Secretary of State at their 7/16/18 meeting.</p>
27.16	M. LeBrasseur J. Strazzulla T. Hengelsberg C. Stickney A. Gaudette Committee members	<p>Committee Public Outreach:</p> <ul style="list-style-type: none"> 1. J. Strazzulla distributed and reviewed the Upcoming Events Calendar and asked Committee members to attend the events. J. Strazzulla will add the Fireworks Friday, Cars in the Park, and the Summer Concerts Series to the calendar. 2. J. Strazzulla indicated the table, poster board and flyer handouts will be stored in the porch at the Central Administration Building. 3. J. Strazzulla will email the flyer handout to the Committee members. 4. T. Hengelsberg to provide a New W. Edward Balmer Elementary School titled Poster Board. 5. T. Hengelsberg to provide a single poster version of the Tri-Fold Poster for display at the Community Center, Library, Post Office and Town Hall. 6. J. Lundquist will post a series of "Did You Know?" blogs on Social Media. The Committee to assist in providing content. The initial series will be based on the Project FAQ. J. Seeley will review the FAQ and update as required. 7. A. Chagnon suggested breaking the Community Presentation Powerpoint into smaller Stand-Alone Segments that can be posted on Social Media. 8. J. Strazzulla will issue a press release after the 6/27/18 MSBA Board meeting vote. 9. J. Strazzulla indicated he is coordinating the taping of an informational video.

Item #	Action	Discussion
		<p>10. J. Strazzulla indicated the Seniors Tax Abatement is at the maximum level and that he will work with A. Gaudette to review strategies to assist seniors in taking advantage of the program.</p> <p>11. M. LeBrasseur to review with the School Committee if the project name should be changed to something similar to New PreK-5 Elementary School rather than remain with the Balmer name to assist the community in understanding..</p> <p>12. C. Stickney to schedule a presentation to the Council on Aging.</p> <p>13. J. Strazzulla to schedule a presentation to the Chamber of Commerce.</p> <p>14. T. Hengelsberg indicated the video fly-thru of the design will be presented at the next Committee meeting.</p>
27.17	J. Mauer	<p>Old or New Business</p> <p>1. K. Ross asked if the Safety Committee provided direction on the roadway gates to the back of the building that were requested by the neighbors? <i>T. Hengelsberg indicated the Safety Committee did not support adding the gates due to their potential impedance to safety vehicles accessing the back of the school.</i></p> <p>2. K. Ross asked if the FBI can add bullets to their Powerpoint slides addressing their control of noise, dust and safety? <i>J. Mauer will add.</i></p>
27.18	Record	Next SBC Meeting: July 17, 2018 at 6:30 pm at the High School Media Center.
27.19	Record	A Motion was made by J. Lundquist and seconded by P. L'Hommedieu to adjourn the meeting. No discussion, motion passed unanimous.

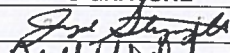
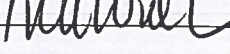
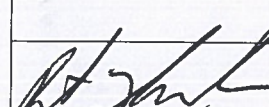
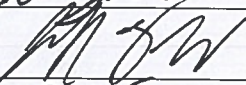
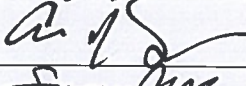
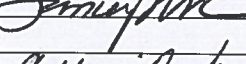
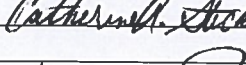
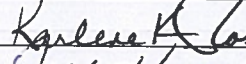
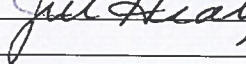
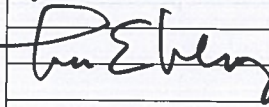
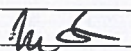
Attachments: Agenda, Recess Location Plan during Construction Phase 1, Meeting Notes from the 5/19/18 and 6/16/18 Neighborhood Meetings, Upcoming Events Calendar

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes


PROJECT MEETING SIGN-IN SHEET

Project: W. Edward Balmer Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: High School Media Center
 427 Linwood Avenue, Whitinsville, MA
 Distribution: Attendees, (MF)

Project No.: 17020
 Meeting Date: 6/25/2018
 Meeting No: 27
 Time: 6:30pm

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	jstrazzulla@nps.org	Chairman, School Building Committee
	Melissa Walker	mwalker@nps.org	School Business Manager, MCPPO
	Thomas J. Melia	TJMelia@charter.net	Member, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Chairman, School Committee
	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	steve@gogolinskipca.com	Representative of the Finance Committee
	Jeffrey Tubbs	jtubbs@charter.net	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	PLHommedieu@shawmut.com	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	jlundquist@therichmondgroup.com	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Adam Gaudette	agaudette@northbridgemass.org	Town Manager
	Dr. Catherine Stickney	cstickney@nps.org	Superintendent of Schools, NPS
	Steve Von Bargaen	svonbargaen@nps.org	Building Maintenance Local Official
	Karlene Ross	kross@nps.org	Principal, W. Edward Balmer Elementary School
	Jill Healy	jhealy@nps.org	Principal, Northbridge Elementary School
	Kathleen Perry	kperry@nps.org	Director of Pupil Personnel Services
	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
	Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
	David Fontaine	DFontaine@fontainebros.com	Fontaine Bros., Inc.
	David Fontaine, Jr.	djf@fontainebros.com	Fontaine Bros., Inc.
	Joel Seeley	jseeley@smma.com	SMMA

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 Jim Maurer jmaurer@fontainebros.com Fontaine Bros
 David Fontaine Jr dave.f@fontainebros.com

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	6/25/2018
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	27
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Public Comments
3. Approval of Minutes
4. Approval of Invoices and Commitments
5. Recap from Neighborhood Meeting
6. Prepare for MSBA Board Meeting
7. Review Committee Public Outreach
 - Events Schedule
8. New or Old Business
9. Committee Questions
10. Next Meeting: July 17, 2018
11. Adjourn

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	6/5/18
Re:	School Building Committee Meeting	Meeting No:	26
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
	Melissa Walker	School Business Manager	Voting Member
	Thomas J. Melia	Representative of the Board of Selectmen	Voting Member
✓	Michael LeBrasseur	Chairman, School Committee	Voting Member
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
✓	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
✓	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
	Spencer Pollock	Parent Representative	Voting Member
	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
✓	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
	Lee Dore	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	David Fontaine, Jr	Fontaine Bros, CM	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
26.1	Record	Call to Order, 6:35 PM, meeting opened.
26.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
26.3	Record	Public Comments - none
26.4	Record	A motion was made by M. LeBrasseur and seconded by J. Lundquist to approve the 5/21/18 School Building Committee meeting minutes. Motion passed unanimous by those attending, four abstentions.
26.5	J. Seeley	<p>J. Seeley distributed and reviewed the Draft Meetings and Agendas Schedule for the Post-Schematic Design Phase, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. Community Forum No. 8 will be held at Balmer 2. Community Forum No. 9 will be held at NES 3. Community Forum No. 10 will be held at Balmer <p>J. Seeley to finalize and post on the project website.</p>
26.6	J. Strazzulla	J. Strazzulla will review with the Selectmen the process for establishing a committee to lead the process of discussing possible outcomes for the disposition of NES.
26.7	Record	J. Seeley distributed the executed CM at Risk Services Agreement to all parties.
26.8	D. Fontaine T. Hengelsberg	<p>D. Fontaine distributed and reviewed the Cut and Fill Analysis, attached. FBI will review options with the geotechnical consultant for processing and re-use some of the export. T. Hengelsberg will review options to raise the first floor to also reduce some of the cut.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. P. L'Hommedieu asked if FBI has established a truck hauling route? <i>D. Fontaine indicated construction vehicles will be required to access and egress the site on Lake Street, then to Main Street, then to Route 146.</i> 2. A. Chagnon requested FBI and D&W review options for reducing the cut at the front of the site. <i>D. Fontaine and T. Hengelsberg will review.</i> 3. J. Strazzulla asked if the town had locations for receiving the export, would that reduce the cost? <i>D. Fontaine indicated yes and that should be reviewed during the design phase and incorporated into the bid documents, but not make it mandatory in case a bidder has a more economical location.</i>
26.9	A. Chagnon	A. Chagnon will review the potential of shifting the U-10 playfield west, closer to the 50 feet no building zone.
26.10	Record	J. Seeley provided an overview of the Project Scope and Budget Meeting and Transition Meeting held on 5/30/18.
26.11	Record	<p>J. Seeley distributed and reviewed the MSBA comments on the Schematic Design Submission, dated 6/4/18 and attached.</p> <p>Committee Discussion:</p>

Item #	Action	Discussion
		<ol style="list-style-type: none"> 1. J. Lundquist asked what are the security features being requested by the MSBA on the Room Data Sheets? <i>T. Hengelsberg indicated the features are related to the door hardware.</i>
26.12	K. Ross D. Fontaine	K. Ross and D. Fontaine are reviewing potential locations where recess can occur during construction and will provide direction at the next Committee meeting.
26.13	T. Hengelsberg	<p>Neighborhood Meeting:</p> <ol style="list-style-type: none"> 1. Neighborhood meeting scheduled for Saturday 6/16/18 at 3:00pm. 2. J. Strazzulla indicated an invite flyer will be mailed to every resident within approximately two hundred feet of the site. 3. T. Hengelsberg to include in the presentation follow-up topics from the 5/19/18 Neighborhood Meeting: <ol style="list-style-type: none"> a. Address the springs if they exist b. Address the large storm inlet near the two proposed U8 fields c. Address Arcade Pond's ability to receive the storm drainage, include photos of the new Arcade Pond culvert and include a deeper discussion of the drainage design d. Provide graphic distances from the property lines e. Indicate the replacement of the concession building f. Indicate pre-construction surveys will be performed g. Indicate the property lines will be staked for review h. Indicate adding roadway gates to the rear of the building will be reviewed with public safety officials
26.14	J. Strazzulla J. Seeley	<p>J. Strazzulla to follow-up with the Selectmen and Finance Committee to discuss the date of the Ballot Vote.</p> <p>J. Seeley will forward the MSBA Ballot Vote Language to Town Counsel, which would need to be approved and submitted to the Secretary of State by the Selectmen by 8/1/18 if the Ballot Vote were to be scheduled for 11/6/18.</p>
26.15	M. LeBrasseur J. Strazzulla T. Hengelsberg C. Stickney A. Gaudette Committee members	<p>Committee Public Outreach:</p> <ol style="list-style-type: none"> 1. J. Strazzulla distributed and reviewed the Upcoming Events Calendar and asked Committee members to attend the events. J. Strazzulla to add <i>Woody by the Food, Sidewalk Sale</i> and <i>Cars in the Park</i> to the schedule. 2. T. Hengelsberg distributed the updated Draft Informational Flyer. The Committee provided comments. T. Hengelsberg to finalize. 3. T. Hengelsberg to provide a set of mounted poster boards of the current building design. 4. T. Hengelsberg to provide a Project Informational Display poster board. 5. J. Strazzulla indicated the Seniors Tax Abatement is at the maximum level and that he will work with A. Gaudette to review strategies to assist seniors in taking advantage of the program.

Item #	Action	Discussion
		6. M. LeBrasseur to review with the School Committee if the project name should be changed to something similar to New PreK-5 Elementary School rather than remain with the Balmer name to assist the community in understanding.. 7. C. Stickney to schedule a presentation to the Council on Aging. 8. J. Strazzulla to schedule a presentation to the Chamber of Commerce. 9. M. LeBrasseur to follow-up on the Sidewalk Sale event. 10. J. Lundquist asked if the town has developed a timeline for the fire station? <i>A. Gaudette to provide status.</i>
26.16	T. Hengelsberg J. Strazzulla	Old or New Business 1. T. Hengelsberg to provide the size of the existing Vail baseball and softball fields and the proposed for Committee review. 2. M. LeBrasseur asked if CPA funds could be used for the playing fields? <i>J. Strazzulla will review with A. Gaudette.</i>
26.17	Record	Next SBC Meeting: June 25, 2018 at 6:30 pm at the High School Media Center.
26.18	Record	A Motion was made by P. Bedigian and seconded by M. LeBrasseur to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Draft Meetings and Agendas Schedule for the Post-Schematic Design Phase, Cut and Fill Analysis, MSBA comments on the Schematic Design Submission, Draft Informational Flyer, Upcoming Events Calendar

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes



DORE & WHITTIER
ARCHITECTS, INC.

MEETING NOTES

DATE OF MEETING: May 19, 2018; June 16, 2018

PROJECT: W. EDWARD BALMER ES FEASIBILITY STUDY

PROJECT NO.: 17-0759

SUBJECT: Neighborhood Meetings with Abutters

ATTENDING: Joe Strazzulla – Chair, SBC
Tom Hengelsberg – PM, DWA
Joel Seeley – SMMA (OPM)
David Fontaine, Jr. – Fontaine Bros Inc (CM) (Mtg 1)
Joel Kent – Fontaine Bros Inc (CM) (Mtg 2)

Members of the Public - See attached sign in sheet

Meeting #1 – 5/19/18

1. Site Lighting – TH explained there will be no light trespass onto neighboring properties, and fixtures will be 100% horizontal cutoff type, to limit night sky light pollution. Neighbors requested that site lighting be left on at night, at least at some reduced level, to discourage crime, especially at the rear of the building.
2. Emergency Site Evacuation Route: TH explained that there are two routes currently, both of which eventually end at the MA ANG Armory on Lake Street. One currently goes to the east from the rear of the building, through the woods using the existing path, along the chain-link fence at the U-8 soccer field, along the property line between #244 and #254 Mason Road, then down Mason to Lake and to the ANG. The other goes west from the building, up the hill through the woods to North Main Street, then down North Main, back on Crescent Street to Lake, then to the ANG facility. The new project would continue using these same routes. The use of #244-254 Mason will require a gate in the fence at the same location used now, and this fortunately is at a place in the site plan where grades will allow passage.
3. There was a question about security cameras. Yes, they will be used, but they will typically be mounted on the building, looking at the site areas immediately around the building entrances and playgrounds. They will most likely be fixed cameras, not able to look into neighboring properties.
4. Some neighbors suggested putting gates on the rear drive to discourage vandalism and crime at the rear of the property. DWA to review this with the Safety Committee. There are pros and cons that Police and Fire will need to review.
5. A neighbor noted the concession building at Vail Field needs to be replaced somewhere on site. DWA will incorporate this into the plans.
6. Neighbors noted that there is a lot of water coming off the hill from above Mason Road, and a lot of groundwater in their properties. DWA noted that subsurface investigation has revealed a high groundwater table, the team is aware of it, and provisions for under-slab drainage have been included in the project. Also, the new building first floor elevation is significantly higher than the existing building, so should be well removed from the high water table of the existing site.

ARCHITECTS
PROJECT MANAGERS

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www.doreandwhittier.com

7. Neighbors noted their concern for the proximity of construction to their homes, and suggested that pre-construction condition surveys be done to protect both the District and the homeowners should any alleged damage be claimed due to construction. Joel agreed that this will be undertaken as part of construction preparations.

Meeting #2 – 6/16/18

1. A neighbor expressed frustration that the abutters were not notified by letter at the beginning of the project about the District's intention to pursue the project. Joe stated that the District used several methods of publicity, including newspaper, website, local cable access broadcasts, and social media, but apologized and accepted responsibility for not mailing some kind of announcement to abutters sooner.
2. Deliveries: it was noted that the kitchen and delivery area/loading dock are facing the east side of the site. TH noted this area is approximately 200 feet horizontally and down-slope from the nearest houses. Karlene Ross was in the audience and stated that deliveries will typically happen between 7:00 – 8:00 AM, twice a week. The neighbor was particularly concerned about refrigerated trucks with compressors.
3. Some neighbors again suggested putting gates on the rear drive to discourage vandalism and crime at the rear of the property. DWA to review this with the Safety Committee, whose next meeting is this coming Wednesday.
4. It was noted that at the last meeting the type of fence on the east boundary was discussed, and most neighbors indicated they would prefer the solid 6' wood palisade fence to the 4' open chain link fence. The 6' wood fence will be the default design on the east property line.
5. There was more discussion of underground water flow and site drainage. TH showed slides of water table mapping and under-slab drainage systems. TH also showed the site section slide which shows that the building 1st finish floor will be at least 10 feet lower than the property line at the closest northeast pinch point.
6. A neighbor expressed concern for health of shrubs planted close to the rear property line. Joe stated that the design team will work with abutters to not damage their existing improvements to every extent possible.
7. TH reviewed sound reduction measures, primarily rooftop equipment screens. DWA will provide some more specific information for the next SBC meeting on screen types, sound control ratings, design, and height.
8. Joel Kent indicated that construction hours will typically be 7:00 AM – 3:30 PM.
9. Construction Traffic – it was agreed to take Purgatory Road off the map and bring all deliveries from the west into town via Main Street, then via Lake Street to the site.
10. While on the site walk after the meeting, the approximate location of the property line was shown to each of the closest neighbors, which was helpful to them. The team agreed to survey their lot corners where they intersect the schools' boundary, and provide flagging along the line so people can see where it is.
11. It was pointed out again that the school construction will generally be lower than the existing grade by quite a bit, and water will typically flow from the neighbors' lots onto the school site, not the reverse. TH noted that cars in the drop-off queue would be lower than the property line; neighbors will not be looking at them.

June 16, 2018

NEIGHBORHOOD MEETING

Attendance

NAME

ADDRESS

ELAINE MAHONEY

4555 Crescent St Whitinsville

PATRICK MAHONEY

" " "

BARBARA FORTIN

56 EVERGREEN CIRCLE WHITINSVILLE

JEAN FORTIN

56 EVERGREEN CIRCLE WHITINSVILLE

Catherine - CHARLES BARI'S

230 MASON RD Whitinsville

JOHN COURTMANCHE

216 MASON RD., WHITINSVILLE

JACQUELINE COURTMANCHE

216 MASON RD., WHITINSVILLE

KIM Doherty

36 B St Whitinsville MA

John Armstrong

202 MASON ROAD

Mary Armstrong

" "

Charles Baris

baris230@charter.net

JOHN COURTMANCHE

JOHN_COURTMANCHE@YAHOO.COM

John Armstrong

John.Armstrong@NKHOLSEY

ELAINE MAHONEY

ELM2900@charter.net

Northbridge Public Schools
W. Edward Balmer Elementary School

Community Events Calendar

Day	Date	Time	Board/Committee/Event	Location	Chair Email	SC/SBC Member Attending
Tuesday	5/29	8:30 AM - 12:00 PM	Kindergarten Screening	Northbridge Elementary School	jhealy@nps.org	Jill Healy
Thursday	5/31	8:30 AM - 12:00 PM	Kindergarten Screening	Northbridge Elementary School	jhealy@nps.org	Jill Healy
Friday	6/1	8:30 AM - 12:00 PM	Kindergarten Screening	Northbridge Elementary School	jhealy@nps.org	Sharyn Tritone (NES School Council)
Friday	6/8	9:00 AM - 2:00 PM	4th Grade Celebration	Balmer	kross@nps.org	
Thursday	6/14	12:30-1:30	PreK Family Fun Day	Northbridge Elementary School		
Friday	6/15	9:00-10:00 and 12:45-1:45	Prek Family Fun Day	Northbridge Elementary School		
Friday	6/15	6:30 PM -9:00 PM	Family Movie Night	Balmer	kross@nps.org	Karlene Ross, Joe
Saturday	5/16	8 - 11 AM	Soccer Jamboree	NHS	jstrazzulla@nps.org	Joe
Saturday	6/16	10 AM - 2 PM	Sidewalk Sale	Downtown Whitinsville (location TBD)		Mike, Andrew
Thursday	6/21	???	8th Grade Celebration	Northbridge Middle School	Robrien@nps.org	
Friday	6/22	9:00-11:00	Kindergarten Celebration	Northbridge Elementary School	jhealy@nps.org	Peter L'Hommedieu
Friday	6/29	10:00-11:00	Read Around the Town	Post Office 44 Church Street, Whitinsville	amckinstry@nps.org	
Friday	7/6	9:00-11:00	Read Around the Town	West End Creamery	amckinstry@nps.org	
Friday	7/13	10:00-11:00	Read Around the Town	West Hill Park	amckinstry@nps.org	
Friday	7/27	10:00-11:00	Read Around the Town	Northbridge Town Hall	amckinstry@nps.org	
Friday	8/3	10:00-11:00	Read Around the Town	Whitins Community Center	amckinstry@nps.org	
Friday	8/10	10:00-11:00	Read Around the Town	Whitinsville Social Library	amckinstry@nps.org	
Monday	8/13	10:00-11:00AM	Grade 1 Popsicle Playdate	Northbridge Elementary School	jhealy@nps.org	
Tuesday	8/14	10:00-11:00AM	Kindergarten Popsicle Playdate	Northbridge Elementary School	jhealy@nps.org	
Thursday	8/16	10:00-11:00AM	Preschool Popsicle Playdate	Northbridge Elementary School	jhealy@nps.org	
Wednesday	8/29	6:00-7:30PM	Kindergarten Curriculum Night	Northbridge Elementary School	jhealy@nps.org	
Thursday	8/30	6:00-7:30PM	Preschool Curriculum Night	Northbridge Elementary School	jhealy@nps.org	
Tuesday	9/18	6:00-7:30PM	Grade 1 Curriculum Night	Northbridge Elementary School	jhealy@nps.org	

W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MA
SCHEMATIC DESIGN



SCHOOL BUILDING COMMITTEE MEETING

JUNE 25, 2018



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

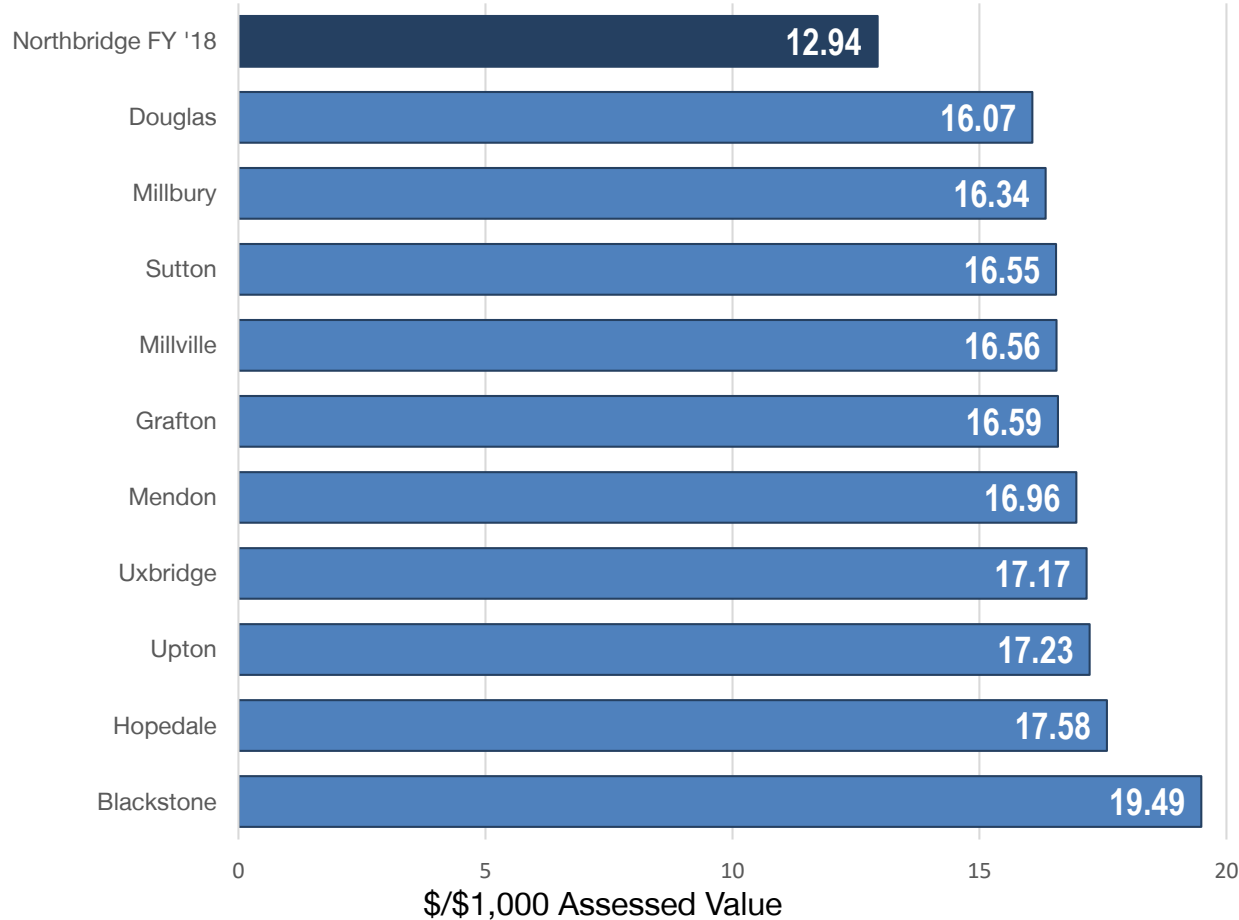


- 
- **Regional Tax Analysis**
 - **Neighborhood Meetings Recap**
 1. **Vail Field sizes**
 2. **Site Design - Stormwater**
 3. **Site Acoustical Design**
 4. **Selected Backyard Views**
 5. **Selected New Slides from Neighborhood Meetings**
 6. **Questions, Comments, Feedback**

REGIONAL TAX ANALYSIS

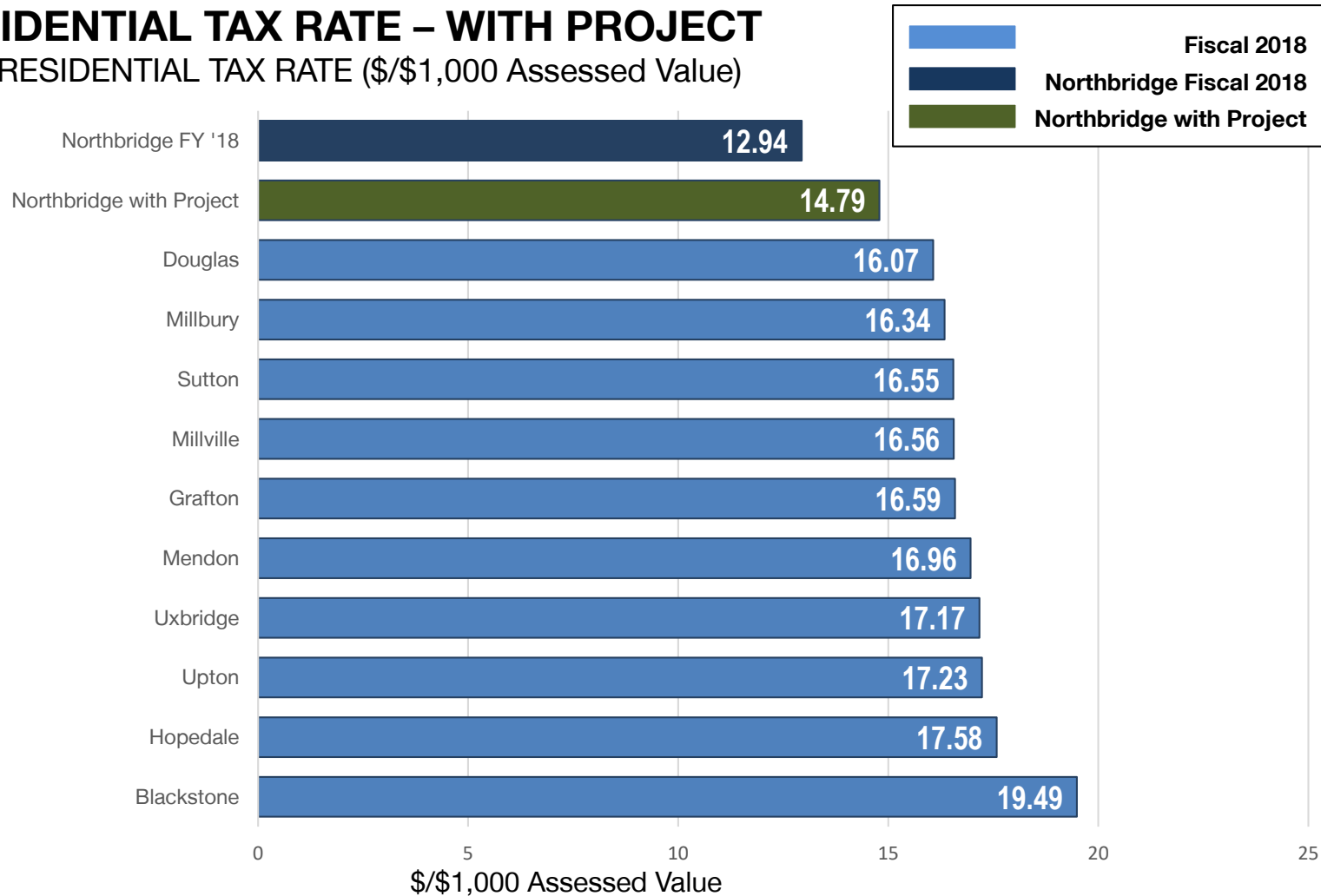
RESIDENTIAL TAX RATE – CURRENT LEVEL

2018 RESIDENTIAL TAX RATE (\$/\$1,000 Assessed Value)



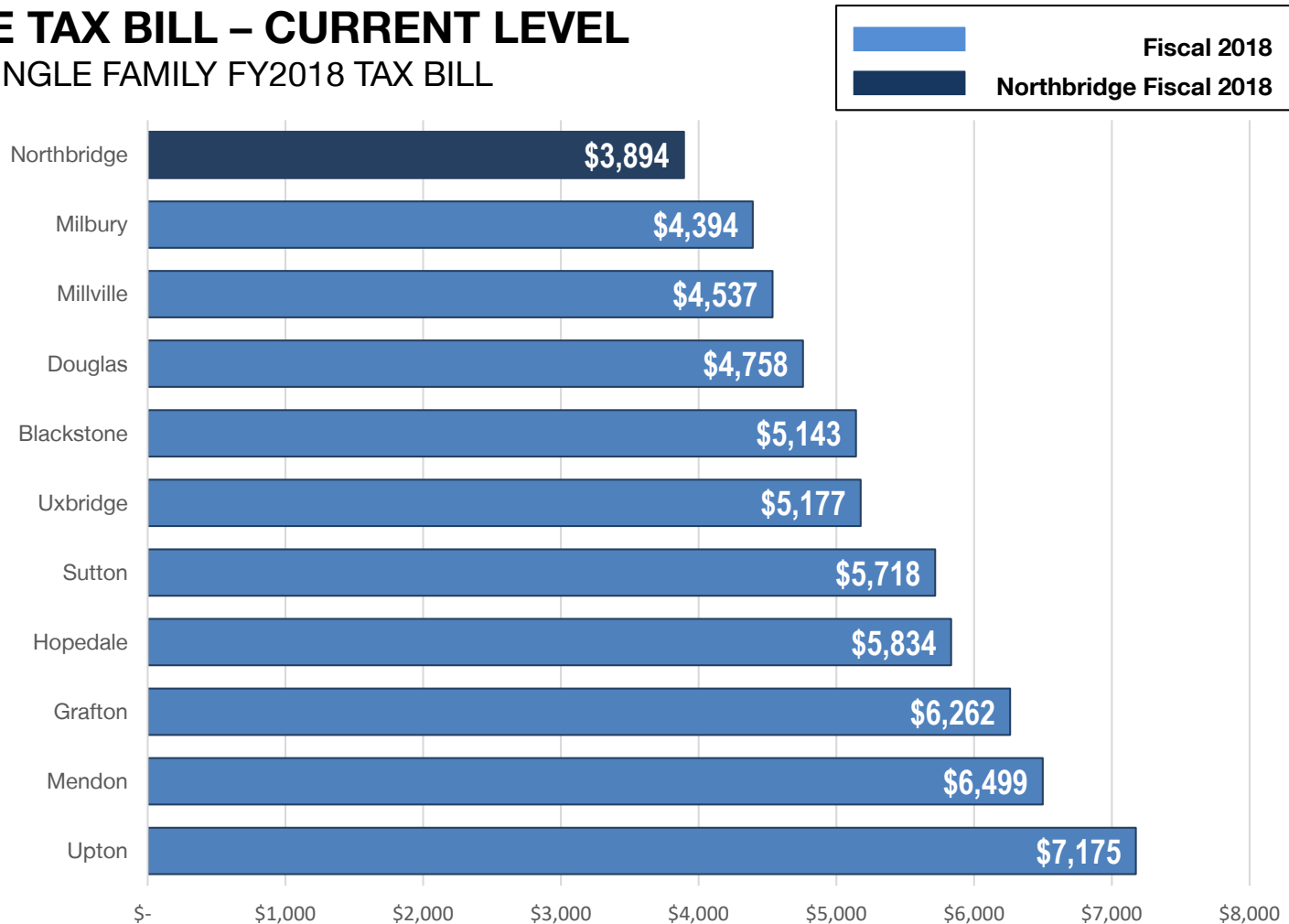
RESIDENTIAL TAX RATE – WITH PROJECT

2018 RESIDENTIAL TAX RATE (\$/\$1,000 Assessed Value)



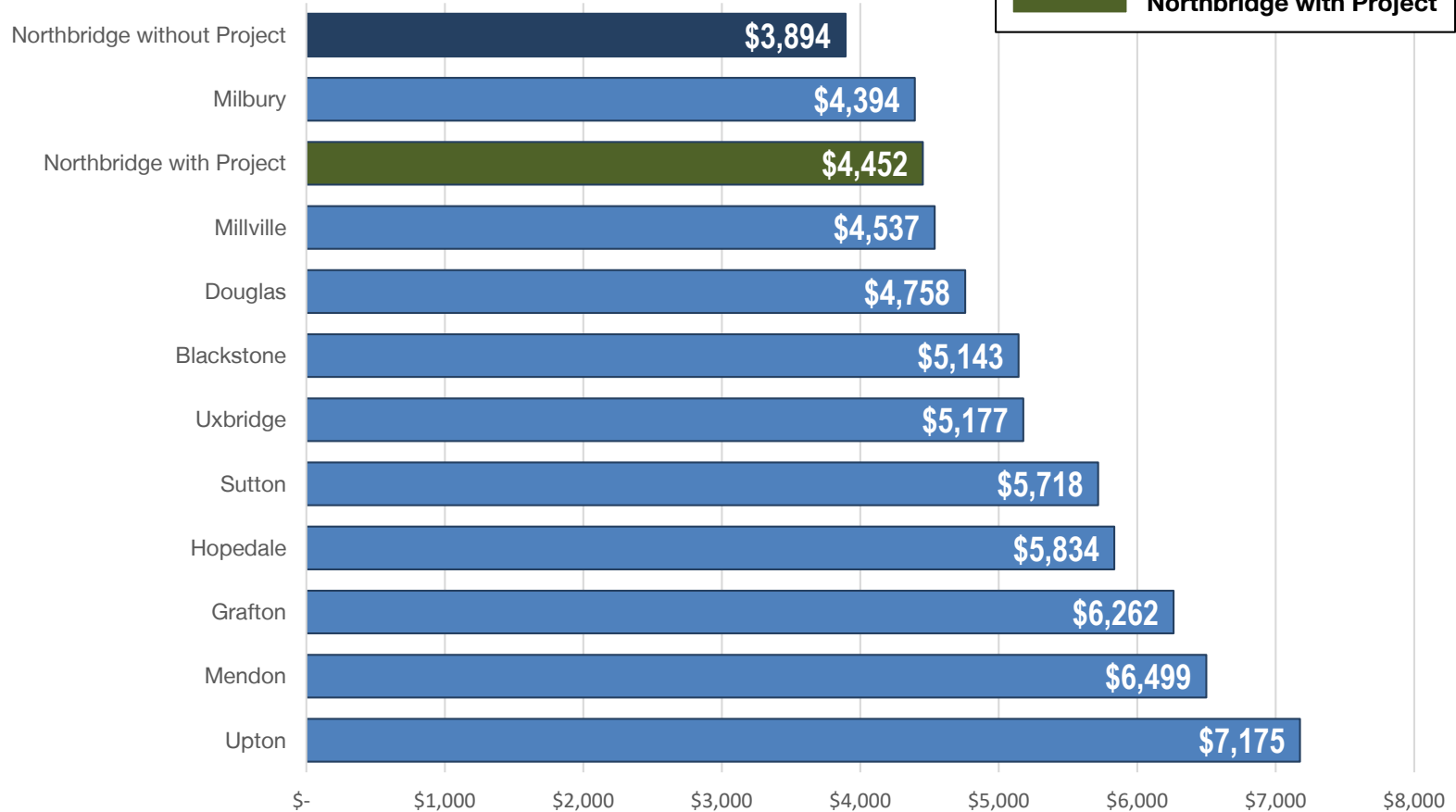
AVERAGE TAX BILL – CURRENT LEVEL

AVERAGE SINGLE FAMILY FY2018 TAX BILL



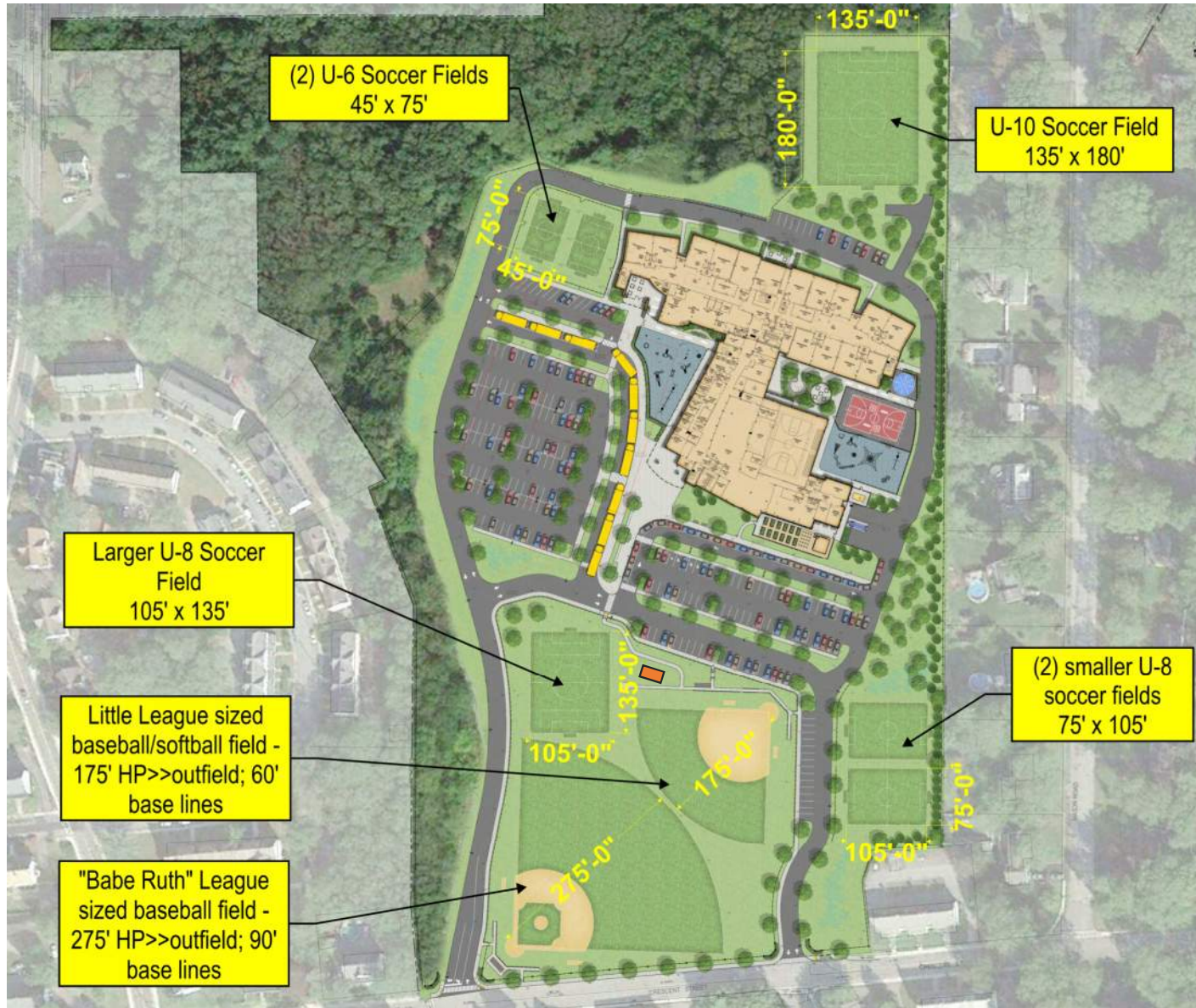
AVERAGE TAX BILL – WITH PROJECT

AVERAGE SINGLE FAMILY FY2018 TAX BILL



1.

VAIL FIELD SIZES



SITE PLAN

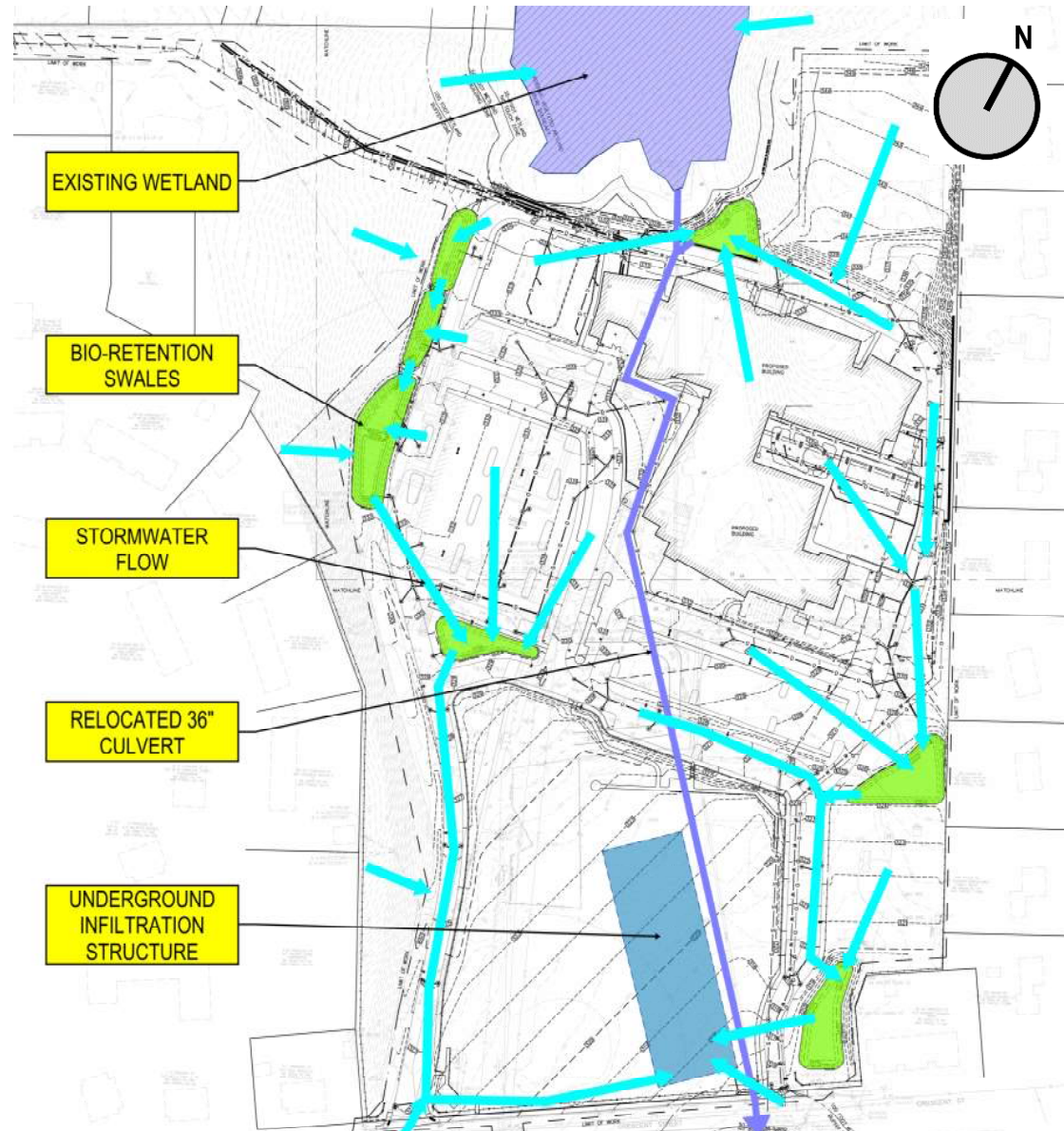


2.

SITE DESIGN-
STORMWATER

STORMWATER DRAINAGE

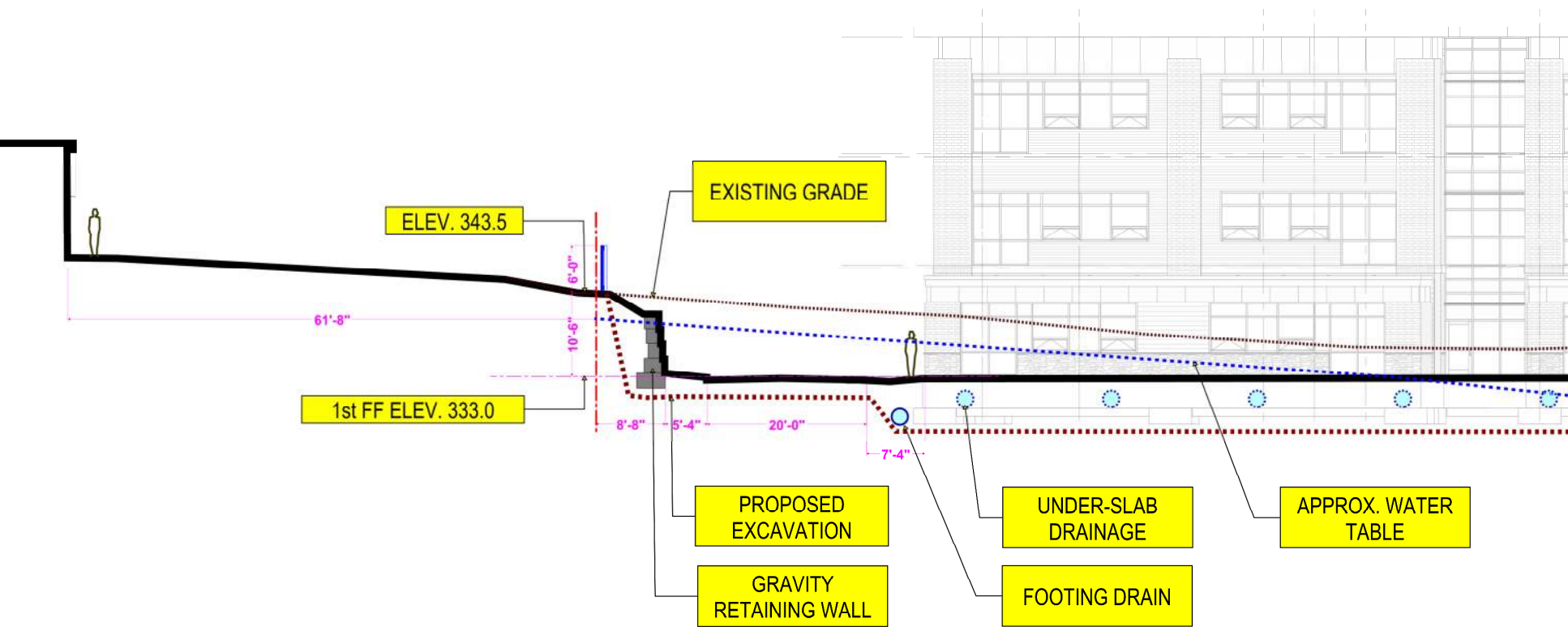
- Present site does not comply with MA stormwater regs.
- New site is a system of bio-retention swales that drain into underground infiltration
- New site meets MA regs, no increase in peak flows



SITE DRAINAGE PLAN



SITE SECTION SHOWING PROPOSED DRAINAGE



3.

SITE ACOUSTICAL
DESIGN



SITE PLAN





PROPOSED SOUND CONTROL MEASURES

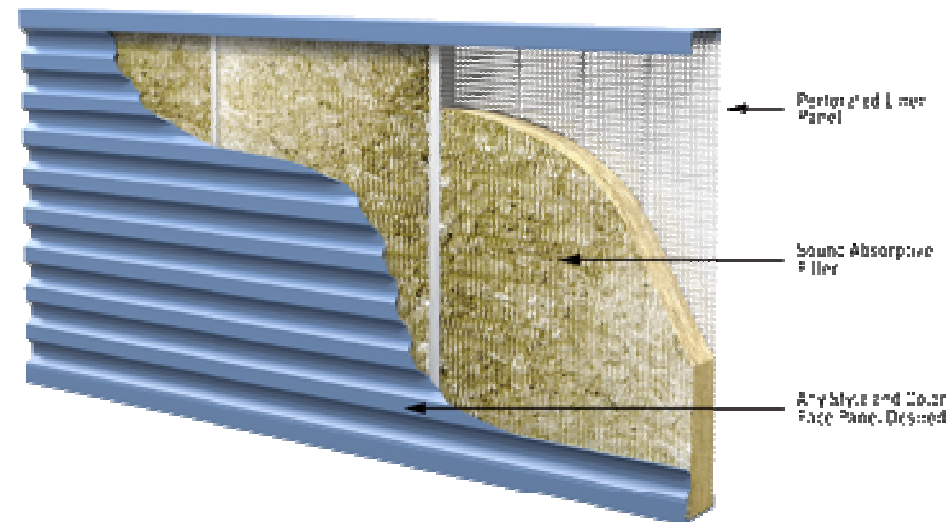
- 6' wood stockade fence at property line
- Dense planting buffers
- Road bermed and down-slope from houses
- Distance
- Trucks: No idling policy
(conforms with LEED)

Mechanical Equipment:

- Select quieter equipment
- Specify sound attenuators and wraps
- Use sound-absorptive rooftop equipment screens that direct sound upward



SOUND-ABSORPTIVE ROOFTOP EQUIPMENT SCREENS



ACOUSTICAL CONSULTANT APPROACH

- Measure background noise levels at key points on site:
 - Neighbors' back yards/ houses
 - Property line at each residence
- MA DEP policy– no more than +10dB louder than existing background noise
- <10 dB becomes design goal
- Employ design strategies as listed



4.

**SELECTED BACKYARD
VIEWS**

BACKYARD VIEWS

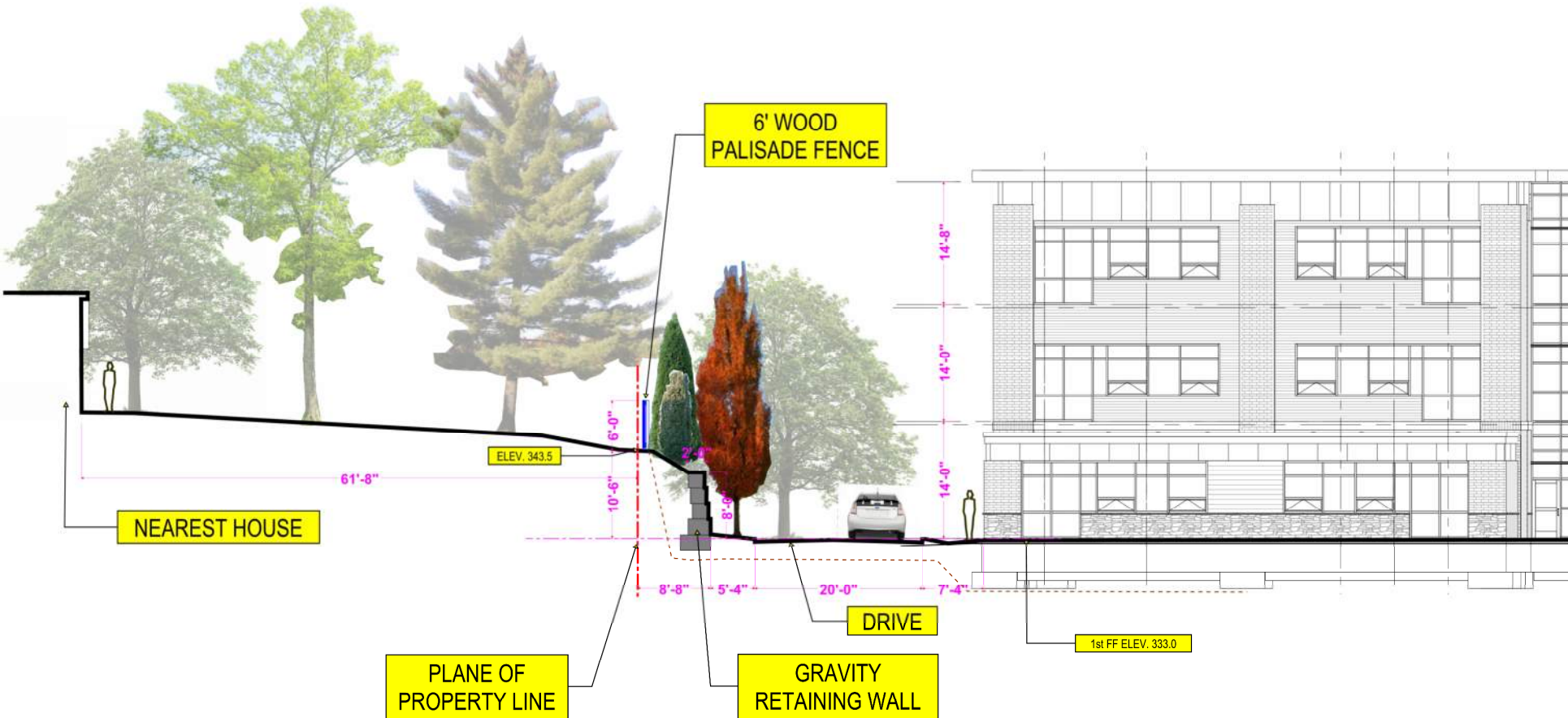
- Respected privacy of neighbors
- Computer model of building and site elements
- Trees and shrubs approximate – mature growth shown
- Houses and sheds approximate
- No swimming pools or patios shown
- Private fences and landscaping approximate

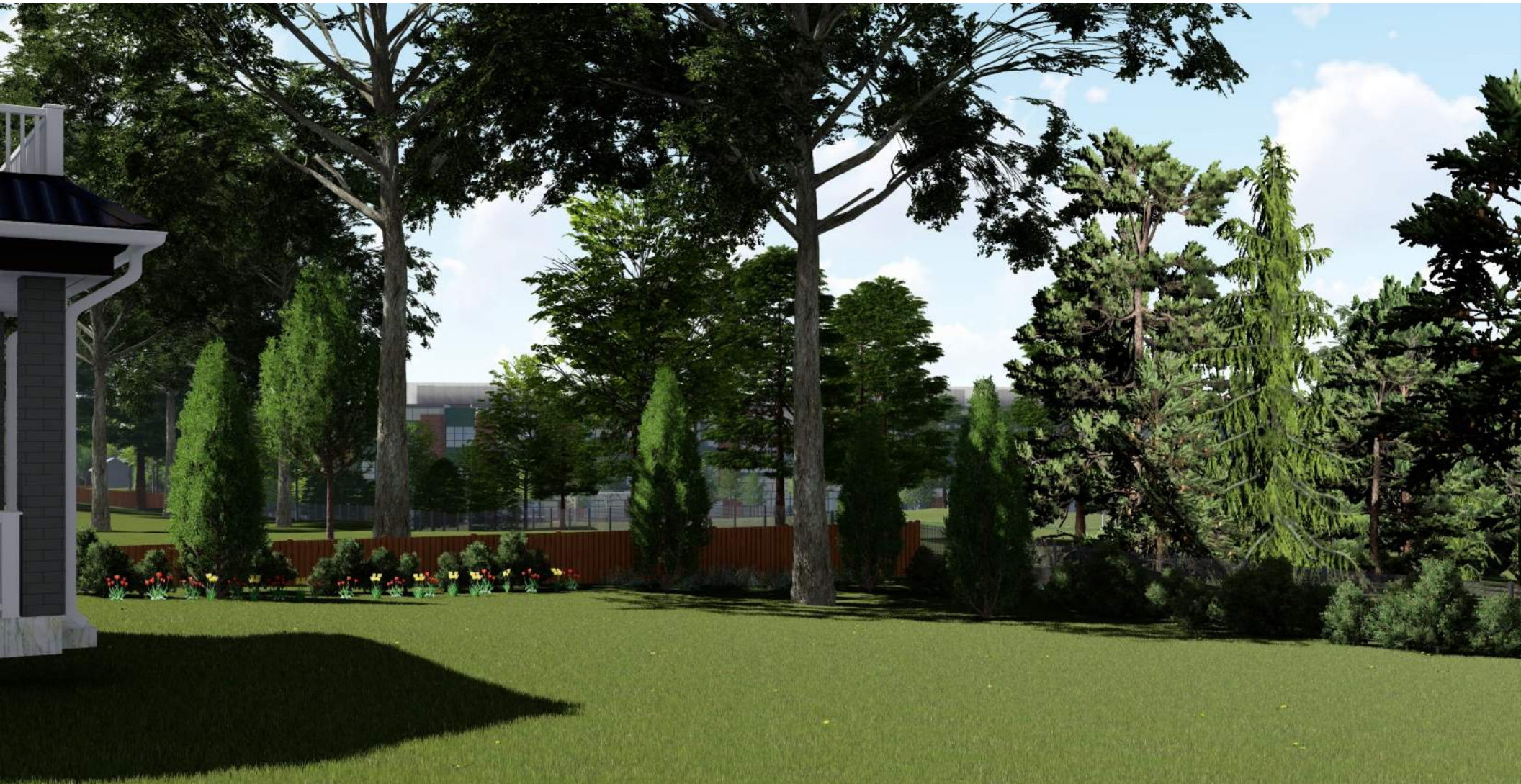


SITE PLANNING

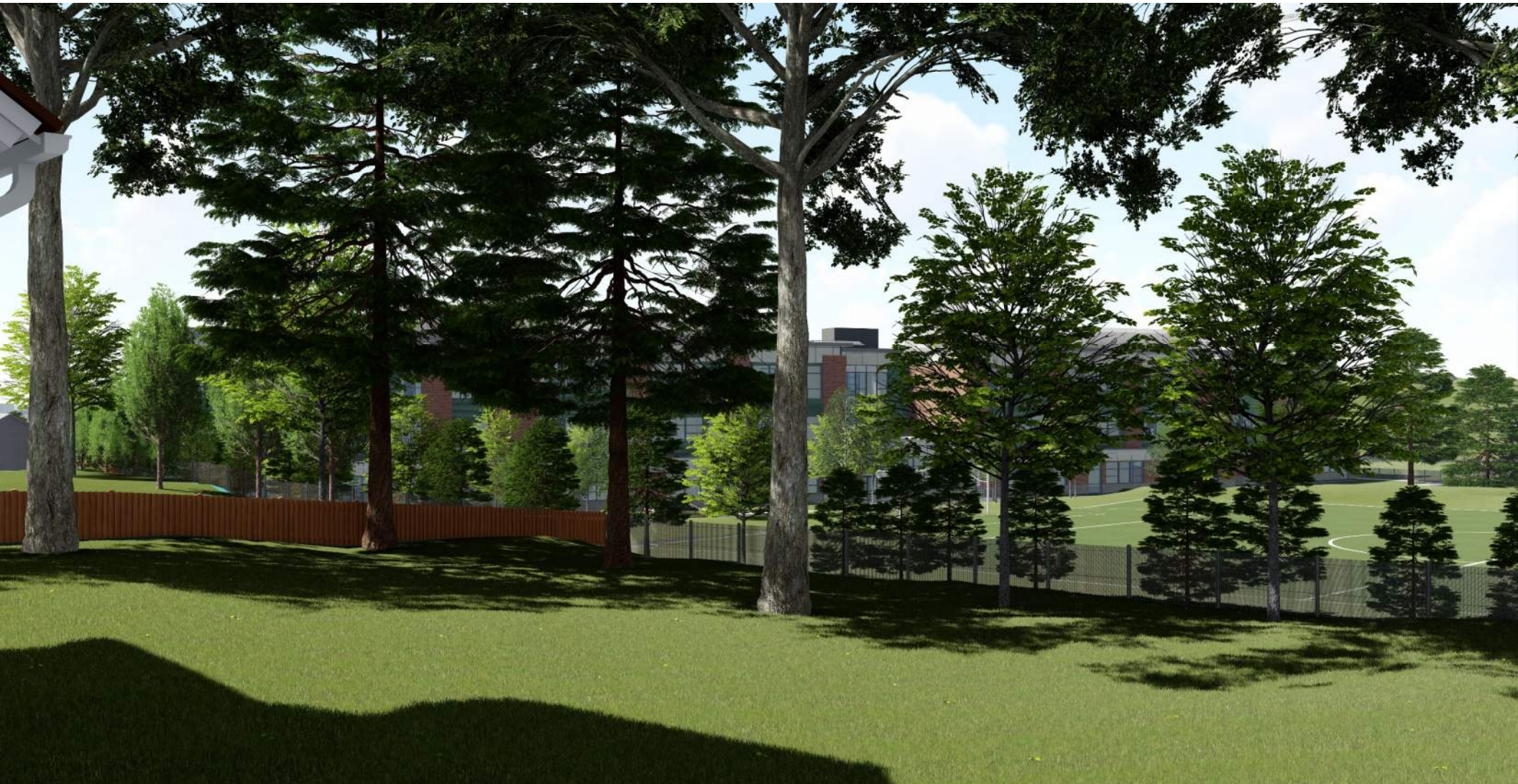


EAST PROPERTY LINE – SITE SECTION





Backyard view north of soccer field, looking southwest



Backyard view near soccer field, looking southwest



Backyard view near classroom wing, looking west



Backyard view near playground, looking west



Backyard view near stormwater basin, looking northwest



VIEW OF EAST DRIVE AND RETAINING WALL



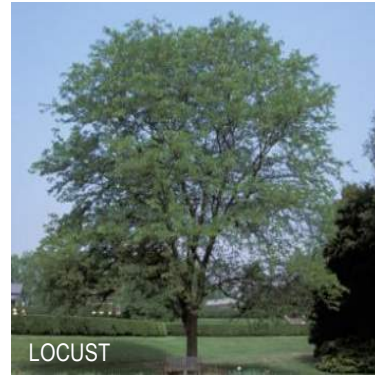
SUGAR MAPLE



COLUMNAR RED MAPLE



GINKGO



LOCUST



WHITE PINE



CEDAR



SERVICEBERRY



COTONEASTER



SWEET FERN



WINTERBERRY



JUNIPER



SPREADING YEW



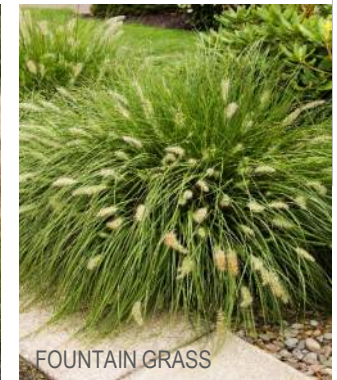
VIBURNUM



FRAGRANT SUMAC



FEATHER REED GRASS



FOUNTAIN GRASS



5.

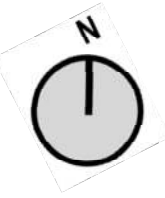
**SELECTED NEW
SLIDES**

- # AREA MAP



NEIGHBORHOOD TRAFFIC STUDY

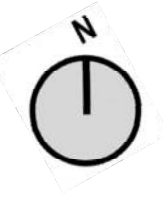
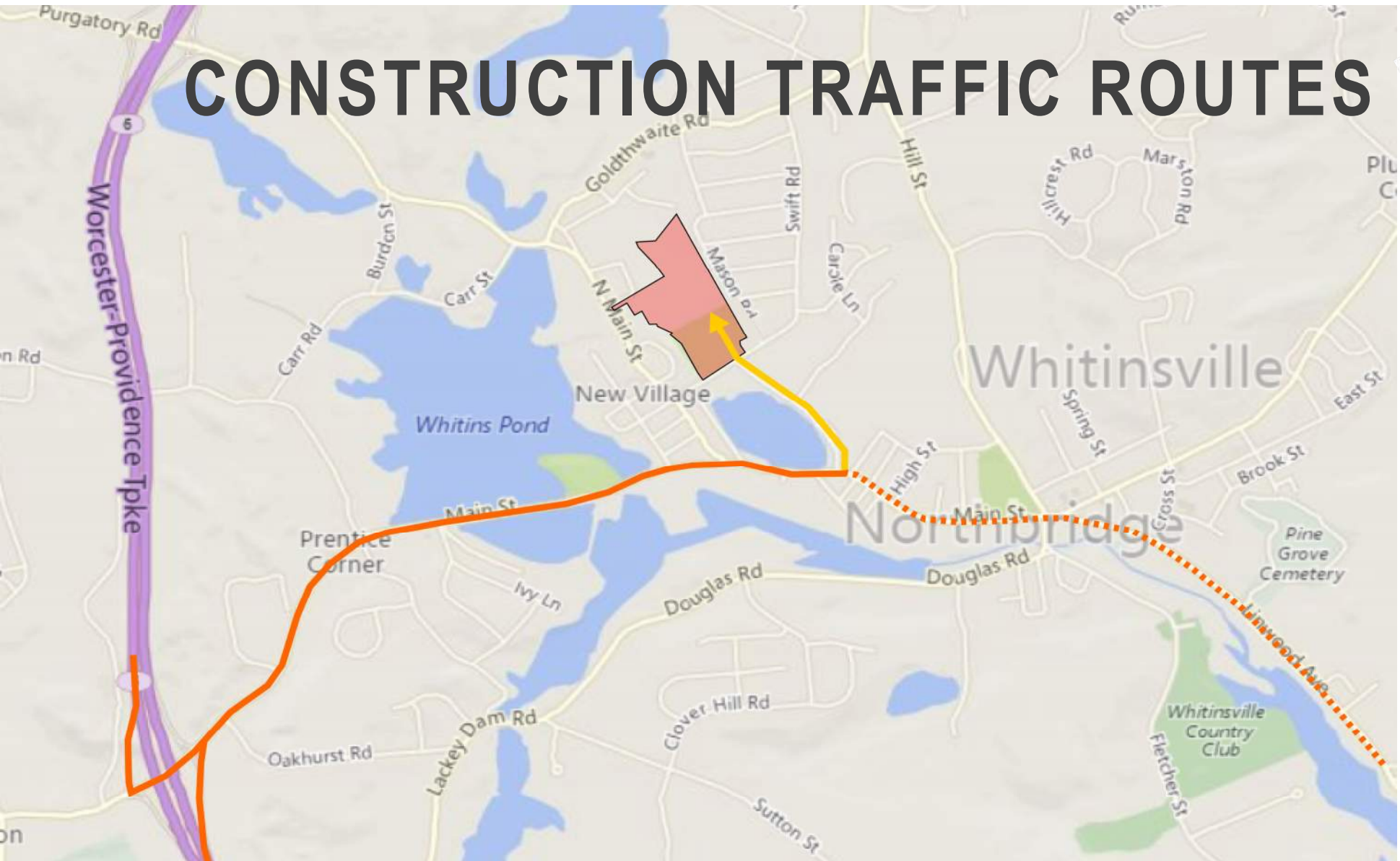
- 77 car queue should not interfere with traffic
- Intersection improvements (H/C ramps & crosswalks) recommended
- Acceptable sight distances at school intersections



AREA MAP



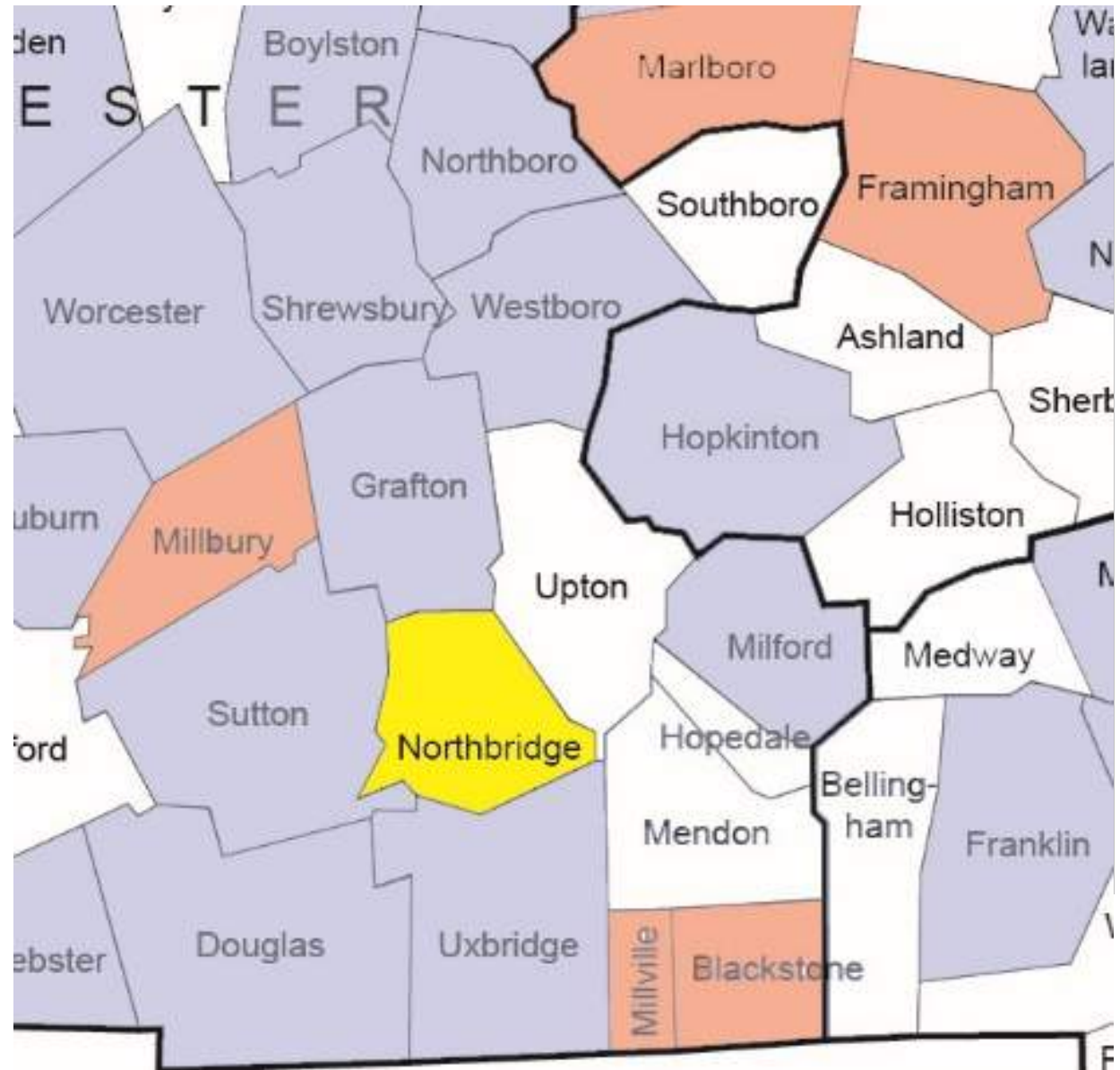
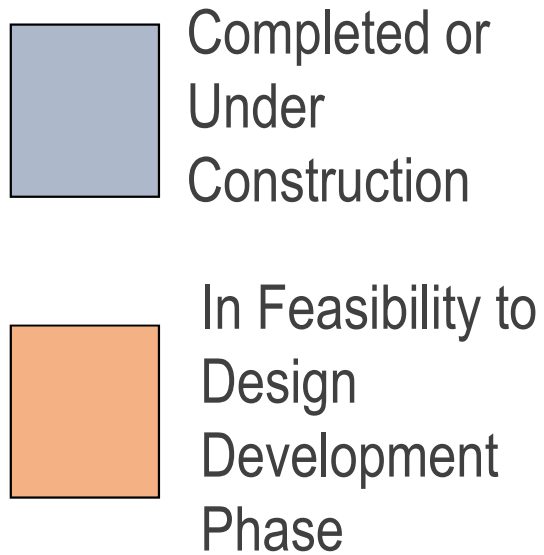
CONSTRUCTION TRAFFIC ROUTES



AREA MAP



MAP SHOWING
MSBA CORE PROGRAM
PROJECTS IN
NEIGHBORING TOWNS
(within past ten years):



construction projects





INTERIOR VIEW OF EXTENDED LEARNING AREA



INTERIOR VIEW OF EXTENDED LEARNING AREA



INTERIOR VIEW OF
MEDIA CENTER



INTERIOR VIEW OF MEDIA CENTER

NEXT STEPS

- **June 27, 2018 – MSBA Board Meeting to approve project to bring to voters**
- **August 20, 2018 – Community Forum #8**
- **September 19, 2018 – Community Forum #9**
- **October 10, 2018 – Community Forum #10**
- **October 23, 2018 – Town Meeting Vote**
- **November 6, 2018 – Anticipated Debt Exclusion Vote**





Thank you for your attention!
Questions? Comments?



DR. DANIEL W. WILSON
ARCHITECTS



Balmer Elementary School

Playground Configuration Phase 1 / New Construction / June 25, 2018

