

**Mountview School Building Committee
Meeting Minutes
June 24, 2013**

7PM

Starbard Building

Present: Chairman Paul Challenger, David White, Gary Kaczmarek, Chris Lucchesi, Erik Githmark, Jacquie Kelly, Anthony Gasbarro, Margaret Watson

Others Present: Bill Senecal, LPA, Elizabeth Helder, Recording Secretary

Absent: Mike Pagano, LPA

1. Public Comment

No one from the public was present at the meeting.

2. OPM/Architect Update

Bill Senecal introduced Matt Mrva, Landscape Architect from Bohler Engineering. The Committee reviewed a proposed plan for an Outdoor Storage Building. The storage section for Holden Youth Soccer will have its own entrance. The committee agreed that the plans were on the right track.

Mr. Kaczmarek reported that he received seven bids for the RFP for Cost Estimating Services. He met with the Food Service Director for the School District and the Manager for Food Services at Mountview to review the layout for the kitchen. Mr. White commented that some type of water treatment should be used on the kitchen equipment that uses steam in order to help with future deterioration of the equipment from the minerals in the water.

Mr. Kaczmarek reported that he and Joel Wolk, OPM Consultant, went to Boston last week to meet with the MSBA. They met with Chris Alles and Richard Hutson, the new Project Manager for the MSBA, who has been assigned to the building project.

Mr. Challenger reported that the DESE has approved the SPED portion of the building design. While the paperwork has not yet been received, Mr. Kaczmarek hopes that it will allow the Project Funding Agreement to be activated so that bills may be paid through Pro-Pay. Thanks to Tony Gasbarro for his work with the DESE on seeing this to fruition.

Mr. Challenger reported that several members of the committee toured the Sherwood School in Shrewsbury on June 17th. Ms. Watson reported experiencing a slight irritation from a "plastic-y" odor in the classrooms. Mr. Senecal said the building was a MA-CHPS building, which means it has the lowest VO.C. levels and is environmentally friendly. However, he will look into Ms. Watson's comment.

LPA will meet with Police Chief Sherrill on June 25th to go over the building plans. Mr. Kaczmarek will meet with the Fire Chief to review the plans at the end of the week.

The plans will go to both estimators (LPA and Owner's) on July 8th in order to send the DD to the MSBA at the end of July. So far, there are over 142 drawings and over 900 pages of specifications for the building.

Mr. Senecal and Mr. Mrva discussed fencing around the building. The current fields are protected from the parking/driving areas with chain link fence.

The Committee reviewed a drawing of the school as it is today. Technically, there is no requirement to have fencing on the property. However, it is a good idea to have fencing to protect the playing fields from the roadway/driveway. A good portion of the back of the property is currently fenced with the "natural" property line of the woods and growth.

Mr. Mrva discussed fencing options. He recommended the removal of the portion of the chain link fence behind the school at the softball field where the new building will be. The remainder of the chain link from the beginning of the new driveway on Shrewsbury Street would run along the proposed sidewalk and continue to the baseball field, soccer field and tennis courts. The Committee requested a grading change behind the tennis courts/baseball field to help eliminate the steep pitch that currently exists. A gate will be provided to allow for mowing equipment access.

The Committee discussed the importance to distance the sidewalk from the driveway as much as possible for safety reasons. Mr. White also commented it will be important to leave room between the sidewalk and the fence for snow removal. Mr. Mrva said it would be possible to plant trees next to the driveway and put the sidewalk on the other side of the trees. This will provide extra safety for those walking on the sidewalk. Mr. White said he did feel it would be necessary to fence in the western side of the fields that have the woods as a boundary.

The Committee discussed the need to fence in the portion of land that will abut Shrewsbury Street to eliminate cars gaining access to property. Ms. Watson said that there is heavy police patrol in the area due to increased youth activity on site. She suggested asking the Police Chief for his opinion on how to fence this area. Mr. White said that whatever fencing is used in the front of the property it should be aesthetically pleasing and appropriate to the property. He discouraged the use of metal. Mr. Mrva suggested installing a rock wall in this area. The Committee agreed that this idea was preferred and noted that the rock wall would also be appropriate since the property used to be farm land. Additionally, the original rock wall that existed when the land was farm land still exists on site as a boundary between the abutters and the school.

The Committee agreed to have Mr. Mrva evaluate the conditions of the tennis/basketball courts. They were reconditioned 5 years ago but by the time the project is finished they will be pushing 10 years. He will make a recommendation at a future meeting.

The Committee discussed fencing in the new soccer/softball fields that will be located in the front of the property. It will be necessary to fence these appropriately to discourage cars driving onto the fields. Mr. Lucchesi suggested using the railroad tie type of wood to construct a fence instead of using chain link in the front fields. This type of wood was used at the Public Safety Building.

The softball scoreboard will be moved next to the new outbuilding in the outfield of the new softball field. It will have access to electricity at this location.

Mr. Lucchesi said he had been approached by a resident who was concerned about the grade at the back of the property (currently a 24ft. drop). Mr. Mrva said a guard rail will be erected in this area. This is the area that the Committee is trying to obtain an easement for grading purposes from the Zottoli family. Mr. Senecal said that site survey plans arrived today. The plans will be forwarded to the Zottoli engineer in order to have a walk through on the property and continue with the discussion process.

The Committee discussed the placement of a sign for the school. A small retention area will be located on the eastern entrance and vegetation from the abutter(s) might block the sign. The sign will be perpendicular to the road. The Committee also discussed placing the sign in the median between the two driveways.

Mr. White recommended that the flagpole light fixtures be flush mounted in the ground. It will make mowing and maintaining the area much easier.

Mr. White requested that any landscaping at the building be very low maintenance. Additionally, extra landscaping fabric should be used to discourage weeds and pea stone should be used instead of bark mulch. Mr. Mrva said that some type of conical shaped trees would be used on the property to discourage shallow root spreading which damages the pavement.

Ms. Kelly reported that the Town borrowed \$2.5M at .249% (1/4 of 1%). This is a fantastic borrowing rate to start off the project. Thanks to Ms. Kelly and Town Treasurer/Collector Sharon Lowder for achieving such a favorable rate.

The Committee agreed that the next meeting will be on Tuesday, July 23rd at 7PM at the Light Department to review the final plans before they are sent to the MSBA.

3. Adjournment

Motion by Dave White, seconded by Chris Lucchesi, it was **UNANIMOUSLY VOTED TO ADJOURN THE JUNE 24, 2013 MEETING AT 8:17PM.**

APPROVED: