

MEETING MINUTES
Hurld-Wyman School Building Committee
Engineering Conference Room, City Hall
June 5, 2014

Call to order: Mayor Galvin called the meeting to order at 3:30 p.m.

Roll Call (present): Mayor Galvin, Mark Donovan, Jay Corey, Tom Quinn Jr., John Dinizio, Joe Elia, Gerry Surette, Mike Mulrenan, and Eileen Mills.

Not Present: Greg Ahearn, Mike Gauthier

Others present included Pat Saitta of Municipal Building Consultants, Donna Dinisco, Ken DiNisco and Tim Cooper of DiNisco Design Partnership, Alderman-at-Large Michael Concannon, Ward 4 Alderman Mike Anderson, and Ward 3 Alderman Mark Gaffney.

At the outset, Mayor Galvin noted the meeting was properly and publicly advertised meeting all week long on the City website, in the City Clerk's Office and City Hall Bulletin Board, and on the front page of the local newspaper.

Report from Pat Saitta, Municipal Building Consultants:

See Municipal Building Consultants report dated May 2014. Mr. Saitta provided some highlights of his report, including a chronological overview of work to date, information about the review of the four potential sites for the new school, initial budgets, schedules and meetings. He reported some great input from the community during a public meeting in mid May.

He described the project as running approximately 18 months, with substantial completion targeted for December 2017. Mr. Saitta's report also included a feasibility study budget and cash flow report.

Report from DiNisco Design: Ken DiNisco lead a Power Point presentation focused on preliminary work on consideration of the four potential sites for the new school. One of the key components, he said, is a site evaluation summary (see DiNisco Site Evaluation Summary) to demonstrate due diligence to MSBA. Breaks down scoring criteria for each of the four sites. Categories include location, accessibility, parcel size, site development, availability.

Mr. DiNisco also said the team is in the process of doing some soil analyses at the church site and farm stand site. Nothing stands out, he said, but it is important to complete the tests. With regard to the church site, he said, the City must demonstrate control of the property, or ownership, to be considered so it's not a certainty as the other already city-owned sites are. Ken DiNisco delivered a Power Point presentation of plans showing the site features and concept implications for each potential school site, including the Hurld School site, 41 Wyman Street

(Spence Farm site), 71 Wyman Street (church site) and the Wyman School site (see DiNisco Design Power Point presentation).

Donna DiNisco said milestones include a completion and report back to the MSBA with the preferred option sometime in October 2014.

Tom Quinn, Building Inspector for the City, noted a zoning analysis is needed and briefly discussed some procedural and permitting options. Site plan approval is important, he said, noting that all four sites are in residential (R1) zones.

Next up -- going to visit some other schools to get a better handle on the educational program to the point everyone is comfortable with the program .. then start refining info; have environmental assessment for the church and farm stand site; traffic report; and then start attacking each site and then do the same thing ... start talking about advantages and disadvantages ...

The next six weeks, including next community meeting, will be critical.

Mr. Corey, made a motion to authorize Mayor Galvin and Superintendent Donovan to collaborate with DiNisco and Municipal Building Associates to work through feasibility study and report back to the Committee. Mr. Quinn seconded the motion. The vote was unanimous in favor, with members Mr. Gauthier and Mr. Ahearn missing.

Mayor Galvin opened the meeting to all others in attendance.

Alderman-at-Large Michael Concannon, who lives at 1 Rose Farm Lane, noted he is an abutter to the church site. He asked whether the City would have to own the site before moving forward. Mayor Galvin said the City would have to demonstrate substantial control, which would most likely require possession of a property title.

A resident (Deena), 37 Lowell Street, asked for a category to weigh existing community assets lost or gained. Spence Farm, for instance. She believes the community would rather not see a school placed on open space.

Vince Grillo of the Wyman Neighborhood Association expressed concern about the loss of an active community space at Spence Farm. That's not a soft value, he said; it's a hard value.

Carol Youngclaus, 2 Park Drive, said flooding in the Wyman Street neighborhood is also an issue that can't be forgotten.

Mayor Galvin and Ken DiNisco both agreed these are all valid and good points, and all will be addressed.

Next public informational meeting is Thursday, June 19 at the Joyce Middle School on Locust Street.

Next Hurd Wyman School Building Committee meeting is June 25 at 3:30 p.m. in the Engineering Conference Room at City Hall.

Adjournment:

Jay Corey made a motion to adjourn. Tom Quinn seconded the motion. The vote was unanimous in favor (Mr. Ahearn and Mr. Gauthier were not in attendance).

Mayor Galvin adjourned the meeting at 4:38 p.m.

Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Committee constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Committee as to the completeness or accuracy of such statements.