

East Bridgewater High School Building Committee Site Plan Community Meeting



Meeting No. 9

Date & Time: 7:00 pm Monday 1 November 2010
Location: EBHS Auditorium

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

- | | |
|--------------------------|-------------------------|
| ✓ David Floeck, Co-Chair | Cheryl Pooler |
| ✓ Ryon Pratt, Co-Chair | ✓ Domenic DeAngelo |
| ✓ Martin Crowley | Peter Spagone |
| ✓ Elizabeth Hayes | Susan T. Cote |
| ✓ Thomas Hamilton | ✓ Patricia Coppola-Lugo |
| ✓ George McCabe | ✓ Paul Vieira |
| ✓ Theresa McNulty | George Samia |
| ✓ John Haines | |

RFWalsh Collaborative Partners:

- ✓ Joe Naughton
- ✓ Paul Kalous
- ✓ Allyson Toner
- Inger Hamre-Foley

Ai3:

- ✓ Scott Dunlap
- ✓ Jim Jordan
- Troy Randall

PARE Corporation

- ✓ Andrew Chagnon

Gates Leighton Associates

- ✓ Kris Bradner

The purpose of this meeting is to present the proposed site plan to the community in order to receive input and answer questions and concerns from the community.

1. Joe Naughton explained the agenda of the evening and introduced Ai3 who gave a presentation of the site plan.
2. Scott Dunlap explained what the model school program is and how it benefits this project. He described the site plan pointing out that some of the elements on the plan are existing and some are proposed.
3. The meeting was opened up with questions from the community:
 - a. Is there an opportunity for a road to be built from Plymouth Street to the fire station for emergency vehicles?
 1. Ryon Pratt indicated this was an issue that was addressed a few years ago and a number of issues prevented this from happening. The road would need to be for emergency access only therefore barriers would need to be created to prevent any public access. This would only slow down emergency vehicles. If barriers were not created, the public traffic would slow down emergency vehicles. The town decided this was not an efficient use of town funds.

- b. Will there be restrictions on access from Plymouth Street to Route 18 through the school site?
1. This issue has been addressed a number of times and discussion on how to prevent the school from being a cut-through includes the possibility of having gates that would control who accesses the road through the site. Installing large speed tables throughout the campus is also an option so it is not an easy cut-through etc.
- c. When you say 300 parking spaces are you referring to all parking or just the high school?
1. The 300 spaces is for the high school parking.
- d. Virginia Euphrates mentioned that she really appreciated that her input was taken seriously and applied to the site plan.
1. Will the kids at the Central School be safe in the parking area after school when traffic is flowing out?
 - This is a question that will be continuously asked as the site plan is designed further to ensure safety.
 2. Will the football fields and tennis courts be facing the sun?
 - The fields were designed with the sun falling at a diagonal
 3. Where will the handicap parking be located?
 - There is not a definite decision but we are trying to create as much as possible while still maintaining space for the busses and auto.
- e. Do you plan to include any green building aspects in the building?
1. Yes. Whitman Hanson was recognized as the most green school building in Massachusetts and New England being 40% more efficient than the existing school. Since then the plan has been further developed and improved.
- f. Does the site change the Central School drop off?
1. Central School indicated they have created a system that works well now and do not plan to modify it in any way.
- g. Peter Engstrom was concerned with a few aesthetic issues.
1. Suggested keeping the green as open as possible as a continuation of the common.
 - As a result of feedback, the fields have been pushed to the back corner so the only thing blocking the continuation of the green space will be the retaining walls.
 2. Suggested orienting the road so as you drive into the school you come around the corner and the school is right there, rather than see just a parking lot first.
 - We are continuously working to create the most prominent entry into the school.
- h. What is the open area shown in the middle of the school?
1. This is a courtyard designed as an economical way to add natural light to the classrooms. The classrooms are configured around this courtyard. It also provides an outdoor area for art students, etc.
- i. Is the landscape shown in this site plan more complex than what was shown at Whitman Hanson? Who will maintain the landscape and how will it be funded?
1. This site is half the size of Whitman Hanson so the cost of their landscape was much more than the cost of landscape for this site will be. As part of the MSBA grant, the town is required to submit a long term maintenance plan for all parts of the new school including the site. A sub-committee has been established to develop the maintenance plan which will be completed prior to the town meeting.
- j. How will the site costs be paid for?
1. The MSBA will place a cap on the amount of site costs they will reimburse. The cap will be determined by multiplying the total construction cost by 8%. This amount (8% of the total construction costs) is the value of the site costs which MSBA will participate in reimbursing.

- k. Helen Anderson asked how the drainage issue would be dealt with that exists on the playing fields now.
 - 1. The water flow currently is not controlled and it is designed to shed all water from the high school to the existing fields. The new drainage system will take the water underground before it has a chance to reach an area where it can not be controlled. There will be a building platform designed around the school to create only positive drainage around the building. This issue is easy to control where you want the water to go. A geotech study was performed where they dug 90-100 ft underground where the proposed school is located and there is no water; the water is shedding down into this area and that can be prevented.
- l. Where does the water go when it is pulled from the site?
 - 1. The drainage will discharge where it does now; into the wetlands. It will be collected, treated and cleaned, and held on site through retention so the peak flow is not increased at a rate that could cause problems.
- m. Will the fence on Route 18 be replaced?
 - 1. Any barrier that currently exists for safety purposes be maintained or replaced new.
- n. Can the committee establish a location where these plans can be displayed for the community to view?
 - 1. Yes. The Veterans office at the town hall as already been established as a location for this purpose. The committee will continue to work hard to keep the community informed.
- o. George McCabe asked where the water from the wastewater treatment goes.
 - 1. Currently looking at options. The space under the parking lot under the middle school was found to be a more economical choice to discharge water. Studies will continue. With the high school site being close to where the water will be discharged, the water needs to be treated before it can be discharged.
- p. Is there a chance that the traffic study will recommend re-doing the sidewalks on Plymouth Street?
 - 1. Yes that is a possibility.

The next community informational meeting will be held November 15th to discuss the building layout and floorplan.

Future Meetings:

Date	Time	Group	Location
4 Nov 10	9:00 AM	Site Plan Sub-Committee	Town Office - 2 nd fl conf
4 Nov 10	TBD	Harmony Crossing	TBD
8 Nov 10	7:00 PM	EBHSBC	EBHS Library
15 Nov 10	7:00 PM	EBHSBC & Community	HS Auditorium
22 Nov 10	7:00 PM	EBHSBC	EBHS Library
29 Nov 10	7:00 PM	EBHSBC	EBHS Library
6 Dec 10	7:00 PM	EBHSBC	EBHS Library
13 Dec 10	7:00 PM	EBHSBC	EBHS Library
20 Dec 10	7:00 PM	EBHSBC	EBHS Library
3 Jan 10	7:00 PM	EBHSBC	EBHS Library
10 Jan 10	7:00 PM	EBHSBC	EBHS Library
19 Jan 10	7:00 PM	EBHSBC	EBHS Library
24 Jan 10	7:00 PM	EBHSBC	EBHS Library
31 Jan 10	7:00 PM	EBHSBC	EBHS Library
7 Feb 10		TOWN MEETING	
8 Feb 10	7:00 PM	EBHSBC	EBHS Library

9 Feb 10
12 Feb 10

7:00 PM

EBHSBC
TOWN VOTE

EBHS Library

These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.