



The Chairman opened the meeting at 4:00 PM

Present: Superintendent Steve Stone, Dennis Piendak, Phil Thibault, Linda Trouville, Renee Young, Rob Sheppard, Marybeth Veilleux, Andrew Graham, Rebecca Duda, Dave Martin, Stefanie Fields
Absent: Nicholas Botelho, Barbara O'Connor, Mike LaCava

Present from Liro-Hill: Paul Kalous, John Abbott

Present from Mount Vernon Group: Frank Tedesco, Al Cuevas, Bill Peters, Dennis Grudkowski, Vanessa Rogers

Minutes

Ms. Young made a motion to approve the minutes of February 5, 2025. Mr. Sheppard seconded the motion. The motion carried with all noted as present voting in favor.

Invoices

Mr. Kalous stated that this is the monthly invoice for Hill-LiRo for January.

Mr. Piendak made a motion to approve Invoice #11 for \$17,380. Mr. Thibault seconded the motion. The motion carried unanimously.

Present and Review Conceptual Design – PSR Package

Superintendent Stone stated they have had many phone calls with Mount Vernon Group (MVG) and LiRo-Hill on the design and that MVG has a new alternative that responds to many Committee member concerns.

Mr. Cuevas quickly went through each of the options in the design list that had been described in detail in previous meetings: He talked about design options CG-X and GM-X as bringing the buildings up to code. Addition-renovation CB-3 and the new construction CB-4B and CB-4C. They have a new version to discuss tonight CB-4D.

Mr. Tedesco explained that he heard the concerns on the queuing and driveway length on the site leading to the parking lot area that was shown in the northeast corner. This long driveway and parking area would be a lot of site work, all for driveway and parking area. He stated that they have done designs on tight sites, but without the long driveway and parking area in the northeast corner, the queue of cars would extend into Methuen Street and Bellevue Avenue. To respond to these concerns, Mount Vernon Group presented an alternative design (known as 4D) that locates the school on the northeast corner of the site. Mr. Tedesco talked about the paper streets on the Town maps and they are researching access at the back of the site that would be an additional benefit to traffic flow. There would be a couple of crossings of wetlands. There may be a vernal pool. The design can mitigate impacts to these areas. This alternative frees enough area in the front that could accommodate another smaller school in the more distant future. They are now putting together cost estimates for this location. Mr. Tedesco stated that this design can best accommodate the vehicle pick up and drop off queue onsite.

Mr. Piendak pointed out that where the ballfield is was the original leaching field for the school. There was a discussion on possibly purchasing or swapping some land at the back of the site for an exit/entrance that would enhance this plan.

Mr. Tedesco stated that they would do an early site package and design and price out the site work ahead of the construction. This would save costs of the contractor carrying the subcontractors for six months while site work is done. Mr. Tedesco talked about the Procurement of 30B horizontal construction. Mr. Kalous agreed that the early sitework package in the northeast corner of the site would save the project money and save time.

Superintendent Stone mentioned the timeline changing if this option were chosen. Mr. Kalous stated this would push the vote off about a month but Mount Vernon Group still believes they can keep the deadlines moving toward November Town Meeting. This scenario would make a three-week delay in the process for the vote. Mr. Tedesco talked about the tax impact on the homeowners and how they could get that information on the average house. They do a few scenarios. He talked about really gearing up the information session eight weeks out from the November Town Meeting that is when most people are paying attention. They should be able to complete renderings and have project costs in August. The part they may not have is what portion the MSBA will grant for reimbursement. Mr. Tedesco believed it would stay close to the same 45-55%. They will work on the building program which will not change, but the configuration of the building will change from those previously shown (Options 4B and 4C).

The consensus of the committee was that they would like more information on this site proposal, particularly its relative cost to compare with the other alternatives, before taking a vote.

Mr. Piendak questioned the setbacks, snow removal and one way in and out. A question was asked if this was a two or three story building. Mr. Tedesco stated it's three story building, and the square footage of the building was not known, but similar to the other alternatives. Mr. Tedesco said that the footprint will be more consolidated. Mr. Tedesco said that the new scheme is beyond the setbacks and that snow removal will be considered in the driveway layouts.

The vote to select the Preferred Schematic option will be tabled until the next meeting.

Schedule

The next meeting dates discussed March 5 and March 19 2025.

Mr. Kalous will inform the MSBA of the delay. They will discuss the next public forum date with Superintendent Stone and push off the one scheduled for February 26. Mr. Tedesco also disagreed with Mr. Kalous on the timing of getting the word out on the project. Mr. Kalous believes this should be shared with the community soon and as much as possible for their information and expectations.

Public Comment

No one was present for public comment.

Adjournment

Ms. Young made a motion to adjourn the meeting at 4:57 p.m. Mr. Sheppard seconded the motion. The motion carried unanimously.