

**PRELIMINARY MINUTES
BOXFORD SCHOOL COMMITTEE
TOWN OF BOXFORD
SPOFFORD POND SCHOOL
JUNE 22, 2022
6:30 p.m.**

Members Present: *Boxford School Committee*: Briana Erickson; Samantha Abdulla
 Boxford Select Board: Barbara Jessel, Chair; Judi Stickney; Peter Perkins;
 Chuck Costello; Margaret Chow-Menzer
 Boxford Permanent Building Committee: Margaret Chow-Menzer, Chair;
 Richard O’Brien; Scott Novack; Thomas Duval
 Boxford Finance Committee: Adam Bartke; Dan Volchok
 Boxford DPW: Chris Olbrot, Superintendent
 Tri-Town School Union: Scott R. Morrison, Superintendent; Steve
 Greenberg, Assistant Superintendent of Operations; Stephen Clifford, Director of
 Facilities; Coleen Anderson, Recording Secretary

A. QUAD BOARD MEETING

1. Call to Order - Barbara Jessel called the meeting to order for the Select Board
Richard O’Brien called the meeting to order for the Permanent Building Committee.

B. REPORTS

1. Brief Overview of AAB Report - S. Morrison welcomed the Committee’s and thanked them for their efforts in making this work for all included. S Morrison then gave a historical account of the campus site project at Cole School. He noted the last Massachusetts Architectural Access Board meeting was on June 6, 2022 and our first notice of violation was received on August 22, 2019. His historical account included initial site studies, RFQ, selection of Weston & Sampson as site engineers, Soil testing and subsequent DEP report due to arsenic, 3rd party review’s, and variance approval process.

2. Overview of Cole School Site Project followed by Q&A - S. Clifford started off by making it noted that everyone needs to be mindful of what's under the topcoat and most of the project revolves around stormwater and drainage.

S. Clifford proceeded with explaining the change in traffic circulation and parking around both Aaron Wood Building and Cole School. The Aaron Wood Building will lose the circular

driveway and entrance and Cole will lose the entrance next to Aaron Wood parking lot. All traffic will enter via the driveway to the far left, with traffic proceeding to go around to the back of the Aaron Wood Building and in front of Cole School then out via the bus lane.

He continued by noting that the plan is to keep what infrastructure is still usable and replace what is not compliant with ADA and what is outdated.

? A question was asked on how to achieve correct pitch?

Pitch will be corrected when the storm drain off in the parking lot is rectified and the ground then regraded.

? A question was asked on if working with a new or existing drainage system?

This will depend on the final grade.

S. Clifford continued by informing the committee that a detention system will be installed in the back staff parking lot to hold storm water and drain out periodically.

? A question was asked if the staff parking lot's underground water tank and grade will remain the same?

Yes

A new generator will be installed in place of the current one that is fueled by diesel.

? A question was asked if any change to the number of parking spaces in the front parking lot?

Layout will change creating slightly more spaces.

? A question was asked about constraints regarding 27 Main St. Can we use this site and evaluate the use of it in the project - if the project becomes expensive because we are constrained on space, can we evaluate this location for use?

Yes

? A question was asked about the depth of the arsenic in the soil?

It is at various depths and the reports have gone through peer review and DEP. Risk studies show school is fine to operate and ground water shows no arsenic.

? A question was asked about if arsenic is being pushed into neighboring wells?

The arsenic is scattered and hard to identify a source. Weston & Sampson feels confident it will not encroach on others lands.

? A question was asked about why a diesel powered generator?

Gas is 30% more expensive. Diesel is self contained and does not need to be piped like gas.

? A question was asked if there is a way to increase parking? If there were more parking on the grounds alleviating the neighborhood it would be easier to go to the town and ask for additional money as needed.

Now that the purchase and sale of the 27 Main St site is finalized it's feasible to look into how to utilize this space in the long term. Potential for additional parking.

During construction it can be utilized as a swing space for materials. Post construction it would make a great athletic field parking lot which in turn would benefit the school on days they have a function.

Survey work would need to be completed first and that process has been started.

? A question was asked about why we can not use the forested area on the corner of Main St and Middleton Rd?

The school well is located in that space and requires a buffer zone.

? A question was asked if the committee was aware of the deeded piece of land behind Benson's House (near schools dumpsters)? It is about 40-50' wide and is a walking path with a gate. Can this be utilized?

It was not initially looked into as they didn't believe it to be school property. It would also not be big enough to create extra parking.

? A question was asked about septic review?

The old septic system located on the left of the school by the dumpsters is not Title 5 compliant. This will be fully removed. The main septic system passed its Title 5 and the flow from the defunct system has been redirected to the main system (located in the staff parking lot).

?A question was asked about how long the work is expected to take?

Uncertain on extra length but the work will start at the end of the school year and work through the Summer with the ability to open for school with some level of comfort.

S. Clifford continued with the detention systems will be located in the front parking lot and exit near Red School House. Additional Handicap parking will be created for all parking lots. A crosswalk path will be created to the preschool playground as well as access to the outside classroom, all ADA compliant.

Landscaping will also be completed where the ground was disturbed, including mostly new plantings in the front parking lot.

ADA compliance requires lighting be installed in the front parking lot and the bus lane. Will also add an electric car charging station in the front parking lot. The site transformer is undersized so that will need to be upgraded.

The main scope of work is to correct the ADA compliance then focus on the drainage and that will work off of how the underground shapes up.

? A question was asked regarding the concern about the reaction in town as the project seems heavy on upgrades vs. ADA compliance.

S Morrison noted the drainage and grading work in conjunction with the ADA requirements.

? A question was asked if things are more expensive due to the constraints and now with the new property should we get a new study with the new property worked into it?

Currently have a proposal from Weston & Sampson to do the survey work on 27 Main St. Ground level work needs to happen in order to receive advice.

? A question was asked if practical stages are in mind and will it impact the athletic fields?

No intentions on disrupting ballfields. 27 Main St may be a viable site for staging.

? A question was asked if there are enough funds to have Weston & Sampson do this study?

We will get a preliminary cost estimate before we proceed.

? A question was asked if Hay Fields on Middleton Rd/Main St. could be used for staging?

Have not looked into it. It is a conservation site.

? A question was asked if we have any tailings?

S Greenberg responded with there are no FY22 tailings

?A question was asked on how much is left of the \$335K?

S Greenberg answered that he will have to look into that and could email it out.

S Morrison thanked everyone for attending and noted he will stay in touch with the next meeting date.

Barbara Jessel called to adjourn the meeting for the Select Board

Richard O'Brien called to adjourn the meeting for the Permanent Building Committee

Respectfully submitted,

Coleen Anderson