

Approved: June 7, 2021

Select Board Meeting: May 6, 2021

Present: Ulfelder, Olney, Sullivan Woods, Aufranc, Lanza

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 9:00 am online.

Mr. Ulfelder announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

2. Citizen Speak

None.

3. Hardy/Upham MSBA Project Update Presentation

Project proponents, School Committee members Ms. Mirick and Ms. Martin; FMD Director Mr. McDonough and FMD Project Manager Mr. Elliott; Mr. Pitkin, Mr. Dowhan, and Ms. Dion of SMMA; Mr. D'Amico of Compass; Ms. Slaven, Mr. Pollock, Mr. Joubert, and Mr. Lynch of the Shawmut Design and Construction Management joined the meeting..

Mr. Ulfelder stated that the meeting would focus on the Hardy/Upham project as the Select Board would be voting on the PBC/SBC schematic design submittal to the MSBA in the near future. He noted that Ms. Jop had sent a schedule of meetings and votes related to the project to the Board.

Mr. D'Amico and Mr. Pitkin provided an overview of the updated design for the Hardy School project including floor plans, traffic circulation, massing, and interior design. Mr. Pitkin reviewed the net zero energy goals set for the project that would include all electric systems as well as having the roof solar ready. He noted the design changes made to each floor adding that there were some similarities to the Hunnewell School design. Mr. Dowhan reviewed the site and traffic circulation currently recommended. He noted the various driveway and parking layouts that had been proposed and tested prior to determining the recommended option. He stated that the current traffic and route patterns were intended to limit the left turns onto Hardy Road and keep as much traffic on the site rather than Weston Road. He added that the design provided approximately 110 parking spaces and kept the students from cross between traffic during drop off and pick up periods. Mr. Dowhan continued to review the site and access points, adding that Hardy Road was going to be widened assisting in traffic flow to the site. He noted that gates would be installed on the Route 9 access points that would open only at pick up and drop off times, avoiding accidental or cut-through traffic. He stated that abutter meetings to provide updates on the project would begin at the end of May. Mr. Pitkin described and reviewed the site design from each access point noting the outdoor learning spaces. He stated that the plan included a strategic design and placement of windows to allow for natural light within the common spaces and the classrooms. Mr. D'Amico reviewed the schedule of approval milestones for the design project noting the community forum, joint Select Board meetings, and the Special Town Meeting in October.

The Board discussed the proposed design presented for the Hardy project. Mr. Ulfelder noted concerns in the community regarding the size and costs of the project whereas much of the design for the project was meeting MSBA requirements. Mr. Pitkin stated that the size of the building and classrooms were based on the population the school would serve and MSBA specification. He added that the gymnasium had been only slightly larger from the MSBA requirements and that the constraints of the site contributed to the costs of the project. Mr. Pitkin stated that earlier community feedback stressed the traffic challenges on Weston Road and had contributed to the design incorporating the three access points. Mr. Dowhan described the three parking areas and the changes made for parking throughout the design phase. Mr. D'Amico stated that the community forum feedback on June 9th would be used as the project moved forward while direct abutters would be engaged earlier than that forum. Mr. Pitkin noted the similarities between the Hardy and Hunnewell projects adding that the Hardy site was larger and would require additional funds to develop. Mr. D'Amico discussed the traffic plan and roadwork proposed with the three access points to the site noting that MassDOT requested additional information prior to providing comments on the addition of a deceleration lane. Ms. Dion addressed the ability to add additional EV parking spaces in the future at each parking area. Mr. Dowhan addressed the bike rack locations and the sidewalk conditions for students that walk and bike to school. The Board continued to discuss the three access points and connections from the site.

Mr. D'Amico stated that all meetings and presentations regarding the Hardy project were available on the project website; wellesleyhhu.org and that the public meetings were available on wellesleymedia.org. He provided a brief update on the Hunnewell project, stating that the project was halfway through the construction document phase and the PBC continued to review opportunities to reduce costs where possible. He added that PSI had been completed and had received conditional letters from the NRC and expected to complete the permitting phase over the summer in time for the Fall Special Town Meeting.

4. New Business and Correspondence

The meeting was adjourned at 10:54am

The next regular meeting is scheduled for May 10, 2021 at 6:00 pm online.