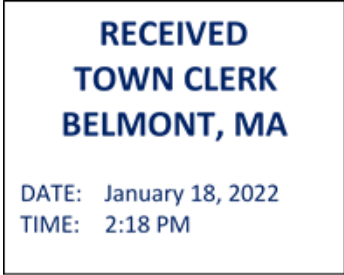


**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**Final Meeting Minutes**  
**Thursday, November 18, 2021**  
**Virtual Zoom Meeting**  
**7:00 PM**



**Meeting #132**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Bob McLaughlin, John Phelan, Joel Mooney, Ellen Schreiber, Patrice Garvin, Kate Bowen, Tom Caputo, Chris Messer, Pat Bruschi, Joe DeStefano, Jamie Shea

*From CHA:* Don White, Tony DelGreco, Tom Gatzunis

*From Perkins+Will:* Vital Albuquerque, Brian Spangler

*From Skanska:* Jim Craft

*From Warner Larson:* Ti Johnson

*Members Absent:* David Blazon, Mike McAllister, Diane Miller, Emma Thurston

**I. Call to Order**

The meeting was called to order at 7:00 P.M. by Chair Lovallo. He thanked Matt and the Belmont Media Center for their technical support. He explained the remote meeting protocol, e.g., state your name before speaking, mute computers, and he explained how the Committee will vote, etc. Meeting materials will be posted on the BMHSBC website, shortly after the meeting. He also advised residents that they can click into the meeting during resident comment time by pressing #9 or by “raising” their hands.

Chair Lovallo took attendance via roll call, reviewed the agenda, and turned to the first item on the agenda.

**II. Next Building Committee Meetings**

Friday	December 10, 2021	at 8:00 AM	Virtual	[133]
--------	-------------------	------------	---------	-------

**III. Student Parking Comparisons with Peer Schools**

Chair Lovallo shared a document entitled *Peer High Schools Comparison, Student Parking in Context*. Ms. Bowen discussed how the peers were selected for the comparisons (geographical proximity to Belmont and Boston), the factors considered in the comparisons (number of permits and availability of off-street parking), how Belmont compares to its peers, and the range of fees for parking permits. She noted that Belmont has a lot of on-street parking and a high quantity of student-permitted parking. The smaller districts studied were Watertown, Somerville, Brookline, Arlington, and Cambridge. The larger (geographically) municipalities include Medford, Waltham, Lexington, and Newton. At 180

FINAL

offered spaces, Belmont is similar to Winchester and Medford, although Belmont is smaller geographically. She then discussed numbers of dedicated student parking spots, whether fees were charged, bus fees, street parking equity by municipality, if street parking was available nearby, if fees were collected for on-street parking, and if there are time limits for on-street parking, etc.

Committee members asked clarifying questions.

#### **IV. Current Student Parking Conditions and Future Parking Proposal**

Chair Lovallo introduced Mr. November, Vice Chair of the Middle/High School Traffic Working Group. Mr. November began by stating that student safety in accessing the school complex (specifically students driving to campus and student drop offs) has been the main focus of their work. Mr. November added that getting the student parking off the residential side streets was explored by the Traffic Working Group. He stated that the area surrounding the high/middle school is dense – with both car traffic and student traffic. He discussed the current student parking areas noting that there are 100 spaces reserved for student parking along Concord Ave. He reviewed some parking data from October, 2021, noting where student parking is occurring in the vicinity. He explained that “lottery losers” (those not given permission via random selection to park on Concord Ave.) often park on the side streets. Some lottery winners are parking there too, he added. Side Street parking can cause several issues: it impacts the overall safety of the area, it obstructs the travel lanes, students are parking in the wrong direction, students are parking too close to fire hydrants, intersections, and driveways, and all of this is upsetting to the neighborhood residents.

A potential proposal includes instituting a parking regulation which states, “*no student parking from 7:00-10:00 AM*” and parking for residents with designated parking placards only. He discussed the benefits of such a proposal, e.g., it allows for controlled student parking on side streets, it allows for a limited number of parking permits for students, etc. He then discussed next steps for presenting this proposal, including the hope that this plan could be implemented fairly soon – before the snow season begins.

Committee members asked clarifying questions.

#### **V. Explanation of Vigliolo Ice Skating Rink Financing Committee**

Chair Lovallo noted that the area west of Harris Field will be an integrated solution with the potential future ice rink project, though this ice rink project is *not* part of the MHS Building Committee’s scope.

Ms. Schreiber began by saying that the Select Board appointed a Rink Financing Committee, of which she is a member. This committee has been looking at multiple sources for funding for a new rink. This Committee will need to know what the rink will likely cost, which means knowing the layout of the rink and where it might be sited. Another committee (a rink feasibility committee) will be created to understand the specifics of the rink complex, what it will involve, and what it might cost.

#### **VI. West of Harris Field Design Update**

Mr. Albuquerque reviewed the *updated* Perkins & Will design plan for the overall site area, west of Harris Field. He provided a quick recap of last month’s meeting, noting that parking was widely discussed – both pro and con viewpoints were expressed for on-site parking. He noted the preferred

FINAL

scheme for the placement of the rink and how that design solution would likely impact both parking and the fields (it's possible the fields will need to be compressed, i.e., "overlapped and squeezed down a bit").

Mr. Johnson, of Warner Larson, reviewed Option 1, which keeps the existing parking to 26 spaces (in the jug handle parking area). This option has the least cost as it requires less overall development. Chair Lovallo added that Option 1 conforms with the School Department's demarcation concerning the fields and rink placement. Mr. Johnson discussed fence and wall placements as well as potential field use, spectator spots, and future parking next to the ice rink.

Mr. Johnson then reviewed Option 2 which adds a 90-space parking lot. This amounts to a medium impact parking lot. Chair Lovallo added that this option would require the removal of the White Field House. Option 3, Mr. Johnson explained, would create a maximum impact parking lot, adding a full size 90 space parking lot and removing the jug handle lot. This option has the highest cost and the biggest construction footprint. Chair Lovallo noted that the construction of a new ice rink would impact this new parking lot considerably.

## **VII. Field Configurations Discussion**

Committee members asked clarifying questions about the three options laid out by Mr. Johnson. Topics explored included: field locations, rink placement, parking, field overlap, spectator spots, and the overall configuration of this area.

## **VIII. Onsite Parking Configurations Discussion**

Chair Lovallo laid out the issues impacting the field studies and the parking components. Committee members offered comments on the rink location, parking, and fields. Several members stated that this MHS Building Committee should not build something that will need to be dismantled at a later date. In answer to a question from Mr. Caputo, Chair Lovallo laid out a potential timeline for the bidding process and construction. Ms. Bowen expressed concern about the size of surface parking as well as the parking's impact on the fields, i.e., the compressing of the field space. Chair Lovallo noted that the size and placement of the rink is the major factor impacting (i.e., compromising) the field space. Mr. Albuquerque reviewed the entire field configuration. Ms. Bruschi emphasized that the new rink has an overall larger footprint when compared with the existing rink.

## **IX. Comments from Belmont Residents (Session 1 of 2)**

Mr. Larry Link asked about the soil placement and the volume of soil. Chair Lovallo provided information on soil. Mr. Link asked several other questions, centered on the over-arching priorities.

Mr. Bob Kochem asked about the non-school activities that use the field, specifically adult softball. He also asked about plans to light the field area. Chair Lovallo noted that lighting is not a part of the project.

Ms. Carolyn Bishop expressed concern about the parking. This land is so valuable and it's a travesty to turn this precious space into a parking lot. She proposed a different location for the future rink. She requested that the Committee support not squandering this beautiful land on parking. There are plenty of nearby options and people who need to park will figure out places to park, e.g., Wellington, the

FINAL

Library, etc.

Mr. Deborah Talanian, Goden St., spoke to the Traffic Working Groups' recommendations. She said if there are not designated parking lots, the default will be that people will park in the neighborhoods.

Mr. Ali Boroumand said that the overall parking availability has been reduced in order to build the new school projects, so designated parking is needed.

Ms. Anne Maire Mahoney, 24 Goden St, spoke to the safety of both students and residents. The residents have had no choices in what has unfolded in the area. If parking is banned from the site, it needs to be banned from the streets as well.

Ms. Fiona Rodriguez-Clark, CMS student, asked about the funding of the rink and rink parking lot. She asked is funding being cut from the solar array? Chair Lovallo said that the solar array funding has not been cut. The ice rink is not a part of the high school project and will be funded separately.

Mr. Brian Kopperl, Energy Committee, Herd Road, said his son walks to the high school every day and that there is need for parking enforcement. He mentioned making parking at the Claflin lot available as well as utilizing the Wellington and Library lots. Rink parking should be a part of the rink financing.

Ms. Meg Moriarty, SC member, noted that, while the related costs and environmental impacts are not being discussed tonight, they were discussed and considered by the SC when they made their decision on the preferred rink location.

Ms. Carolyn Bishop stated that the rink parking has not historically presented a real problem. Parking has always taken care of itself.

Mr. Mary November asked about structured parking. Chair Lovallo replied that it is prohibitively expensive. Mr. November then raised the issue of bringing back tennis courts to the campus.

Mr. Link clarified that the rink lot will not just be for the rink events. Too many cars are arriving on campus and this needs to be explored.

Ms. Oli Chakrabarty, CMS student, asked if student input had been sought for the project. Chair Lovallo replied that yes, students were involved in the planning process.

## **X. 2019 Construction Cost Estimate for West of Harris Field**

Chair Lovallo provided more analysis on the costs, with the budget broken down into four main categories:

1. parking (\$499,000)
2. demolition (\$145,532)
3. playing fields (\$1.6M)
4. plantings (\$34,305)

The total of these four = \$2,380,496. Chair Lovallo noted that these estimates are a few years old, and FINAL

the costs will have gone up due to escalation.

## **XI. Decisions on Field Configuration and Onsite Parking**

Ms. Bowen voiced concern about the field overlap that currently exists and she noted her concern about the removal of the jug handle lot.

Ms. Schreiber articulated which parts of Option 1 and Option 4 that she favors, i.e., to include a version of Option 1(keeping jug handle, not building a parking lot) and a version of Option 4 concerning the placement of the rink – allowing for less of a squeeze on the fields.

Ms. Schreiber’s thoughts were conveyed into the following motion:

*Ms. Schreiber moved:* To direct the design team to move forward to prepare a set of drawings which include a version of Option 1 (e.g., keeping jug handle, not building a parking lot) modified to allow for less of a squeeze on the fields.

Committee members commented on the motion, e.g., parking on the existing asphalt, the impact on the White Field House, the impact on the fields.

The motion passed unanimously via a roll call vote, 12-0-0. (Yes: Garvin, Phelan, Bruschi, Caputo, Mooney, Bowen, Shea, McLaughlin, Messer, DeStefano, Schreiber, Lovallo)

## **XII. West of Harris Field Design and Construction Schedule Review**

Chair Lovallo displayed a schedule going forward.

## **XIII. Designer Additional Services for West of Harris Field**

Chair Lovallo noted that money (\$84,670) will need to be allocated for the design team to do the design planning work.

*Mr. McLaughlin moved:* To approval a budget (\$84,670) for the design team to design the area West of Harris Field.

The motion passed unanimously via a roll call vote, 12-0-0. (Yes: Garvin, Phelan, Bruschi, Caputo, Mooney, Bowen, Shea, McLaughlin, Messer, DeStefano, Schreiber, Lovallo)

## **XIV. Comments from Belmont Residents (Session 2 of 2)**

Mr. Haley suggested that the Rink Feasibility Committee will need to work closely with the Building Committee and with the Town in order to get to the end of this very complex project. Chair Lovallo agreed.

## **XV. New Business/Other**

None.

## **XVI. Related Meeting Documents**

FINAL

1. Perkins & Will Design Presentation West of Harris Field
2. Perkins & Will Project Schedule
3. Skanska's Design Development 2019 Budget areas West of Harris Field
4. Student Parking Proposal (TWG-MHS)
5. Peer High School Comparisons, Student Parking
6. Perkins & Will Additional Service Proposal

## **XVII. Adjournment**

The Chair ended the meeting at 10:00 PM., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

1/16/2022  
Date