

City of Worcester

**NELSON PLACE SCHOOL
PUBLIC HEARING MINUTES**

Monday, March 3, 2014 - 7:00 PM

Project Team: *Present*

- City of Worcester: *K. Russell Adams, DPW+P Asst. Commissioner Engineering; Julie Lynch, DPW+P Architect*
- Worcester Public Schools: *Dr. Rodrigues, Chief Academic Officer; Delores Gribouski, Quadrant Manager; Monica Poitras, Principal Nelson Place School*
- Lamoureux Pagano Associates, Architects: *Peter Caruso; Kathryn Crockett; Michael Pagano, Principal Architect; Robert Para, Project Architect; Christina Snyder.*
- Tishman Construction, Owner's Project Manager: *Eugene Caruso, Robert Poitras*

- 1) Julie Lynch made opening introductions and provided a project overview.
- 2) TCCMA reviewed project schedule noting work is now in the Feasibility Study phase.
- 3) Lamoureux Pagano Architects (LPA) – Mike Pagano stated they have completed over 50 schools in the past 25 years. Nelson Place Program requirements are guided by the MSBA.
- 4) LPA noted that the existing school is approximately 55K sq ft and the new school is based on MSBA guidelines and will double in size to 110K sq. ft.
- 5) Design is focused on providing 140 parking spaces on the site and capacity for nearly 200 cars for drop off (approximately ¾ mile if cars are end to end) on the site.
- 6) The City has requested that the design focus on a Net Zero approach, which is defined as the on-site generation of energy to offset consumption over the course of one year.
- 7) Rob Para from LPA presented the site options that were considered for the Preliminary Design Proposal submitted to the MSBA.
- 8) RP noted three options including:
 - a) Addition/Renovation

b) New school on existing site

c) New school on existing site with additional land.

RP noted the last option satisfied the complete school program requirements.

9) RP noted other sites considered included one at the former Salter School, which is hindered by Article 97 for the existing fields, with another being the Forest/McGrath site. He noted this site would become very congested with the addition of another school and would take away most of the existing play fields.

10) Julie Lynch opened the floor for questions

11) Residents were concerned about lack of notification of meetings and suggested a mailing to all abutters for future meetings.

12) Concern over the existing right of way at the Assumption property was raised and that it would become a second entrance for the school. The City noted the design marks that right of way as an emergency access only and no roadway is planned there.

13) Complaints from neighbors that there are major traffic concerns with the school at this location and suggested moving the school to another site. The City noted there are no other sites in the Doherty Quadrant suitable, and at Forest Grove the fields would be eliminated.

14) St. George parcel was mentioned, but the City noted the church is not interested in selling the land and there are considerable wetland issues.

15) Asked if the school was a year round facility and the response was that there is summer component to the school with reduced hours with alternating weeks of use.

16) A concern about the environmental impact of site development and vernal pools was expressed. LPA noted there is continued review of wetlands, conservation requirements and storm water, and that their environmental consultant work is ongoing.

17) Residents asked if there is a possibility to open up one of the dead end roads.

18) Concern was raised about safety of the existing school conditions during new construction.

19) Construction access was a concern and LPA noted that this will be carefully documented in contract documents as the design progressed.

20) Residents noted the safety and traffic concerns at the school were in need of change.

21) Residents concerned that there would continue to be drop off on the street and large parking lots along the street as well. The City noted the design is addressing the drop off and parking issues.

Attachments:

- Agenda
- Lamoureux Pagano Presentation