

Concord Carlisle Regional School Committee

Campus Advisory Committee

DRAFT Minutes of March 20, 2018

5:00 p.m. - 6:30 p.m.

I. Call to Order. Mary Storrs called the meeting to order

● **Committee Members Present**

John Boynton, Kathleen Ogden Fasser, Bob Grom, Laurie Hunter, Ryan Kane, Zander Kessler, Mary McCabe, Brian Miller, Ravin Nanda, Brian Schlegel, Mary Storrs, Kay Upham, Hannah Yelle

● **Committee Members Absent**

John Flaherty, Barry Haley, Susan Ludi Blevins, Mike Mastrullo

II. Public Comment

- None

III. Reading of March 6, 2018 Minutes

- Bob Grom made a motion to move the March 6, 2018 Minutes; seconded
- No amendments
- Motion carried

IV. Communication and Correspondence

- Mary Storrs reported no communication and correspondence since the last meeting
- Ryan Kane and Barry Haley met with the Concord prep schools (Concord Academy, Middlesex, Nashoba, etc.) to discuss issues with the track. They were generally favorable to the idea of sharing the Emerson track for new CCHS after school hours and supportive of the addition of another track at CCHS. The prep schools were asked to submit details to Mary Storrs – nothing has been received.

V. Reports and Issues for Discussion

a. Review results of options analysis

- Mary Storrs sent a spreadsheet to all of the committee members. Committee members present at the March 6 meeting were asked to review 1 - 3 RFI's and prepare pros/cons using the rubric where possible; pro/con lists were sent to Mary Storrs; Mary Storrs created the spreadsheet using the committee members' input; Mary Storrs attempted to use common language across all of the submittals she received; She took an additional step in adding a column that included draft recommendations, and in some cases she drafted a recommendation, e.g., "further exploration" or "meet with R&R to get more info"; Mary Storrs would like to use the spreadsheet as a tool for identifying proposals and recommendations for the school committee, e.g., push aside, move forward, or other

- John Boynton asked whether at this juncture the committee must consider financing; Mary Storrs and others commented “it depends” - in some cases there is not enough information provided and in other cases the dollars required might be prohibitive
- Kay Upham suggested that some of the smaller proposals, e.g., a garden, might be advisable to explore further with the intent of placing the project on a smaller plot; In particular, Kay Upham was thinking of the skate park; Mary Storrs commented similarly re the outdoor classroom.
- Brian Miller liked the language that had been proposed for parking, i.e., focus on space that does not preclude other campus projects
- Mary Storrs proposed that the committee review the spreadsheet item by item
- Additional Parking.
 - Mary Storrs proposed that the committee skip the additional parking proposal as that was discussed at the last meeting; Laurie Hunter noted that she would be talking with the school committee later in the evening about parking; a draft proposal was under consideration re spots across from the Beede Center (60 or possibly 120 spots); Laurie Hunter was preparing a warrant article for funding; Laurie Hunter thought that the parking would not involve the landfill area
- Kathleen Ogden Fasser suggested that the committee might consider sorting the proposals into piles/similar themes and then discuss how to prioritize by theme
- Bus Parking.
 - Laurie Hunter noted that she was not done discussing bus parking, but she thought this topic was beyond the scope of the committee; other committee members agree, i.e., the town just bought/paid for a huge infrastructural investment; bus parking is not something the committee can recommend at this time; if indeed within the committee’s scope. Mary Storrs opined that the school committee would likely not be interested in moving this proposal any further
- Outdoor Classroom
 - Mary Storrs recommendation is to meet with Rivers and Revolutions and maybe other students to gather additional information about the proposal; the committee agreed that this proposal warrants further consideration
- Basketball Courts (outdoors)
 - The committee agreed to keep basketball courts on the list and assess the overall interest
 - John Boynton indicated based on his experience with CC at Play that there was considerable interest from the youth basketball folks, but that they are interested in indoor space; Mary Storrs revised the pros/cons to reflect this input; Kay Upham suggested that perhaps outdoor parking space could include basketball courts
- Outdoor Tennis Courts
 - Brian Miller indicated that this proposal originated from students; this topic has some similar parallels to the track issue, i.e., often one team is

- practicing at the school (e.g., boys), while the other team (e.g., girls) is practicing at Emerson
- John B noted that CC at Play just put in six new courts; more courts than the campus had previously; he did not think it was a real priority; other committee members noted: creates impervious surface issues and not possible to add to the landfill site because fences would need footings
 - Paddle Tennis Courts
 - Committee members agreed that if we were to eliminate tennis courts and given the school does not have a paddle tennis team this was a proposal that the committee might take off the list; i.e., some town residents play paddle tennis, but not many students
 - Squash courts
 - Initially this proposal was raised as a mechanism to raise attendance at Beede; Ravin noted that the school has a squash team and that Ravin is the captain; The squash team has similar issues as the ice hockey team, i.e., access to court time; the committee observed that it is less expensive to build a squash court than a ice hockey rink; Brian Kane noted that the Beede Center has a 25 year lease; there is no plan to expand the Beede Center in the foreseeable future; Kathleen Ogden Fasser noted the overlap with the fieldhouse proposal; Mary Storrs recommended moving squash courts to the field house proposal and dropping free standing squash courts
 - Pavilion
 - Mary Storrs asked for feedback re whether this was a proposal that required further exploration. Several committee members noted that the pavilion can't be on the landfill because of the cap; Zander Kessler asked for more clarification re what exactly was proposed; Several committee members referenced the example in the proposal of what might be a pre-fab building; possibly a structure with no walls; other committee members discussed the overlap between a pavilion and an open hockey rink; John Boynton noted that the only nearby outdoor hockey rink of which he is aware is at the Holderness School and this invites additional complexity; Mary Storrs emphasized that the proposal was for a pavilion, not a hockey rink; Ravin suggested combining the open classroom with the pavilion; the committee agreed to move the proposal forward because it overlapped with some other proposals
 - Track
 - The committee agreed that the track would be something it continued to explore
 - Indoor Skating Rink.
 - Mary Storrs proposed that the committee call this an Indoor Skating Rink to be distinguished from an outdoor skating rink; Uses are different; Several committee members noted that CC teams, and youth programs have a difficult time getting ice time; CC teams would be the primary

- user; this proposal possibly has an interesting revenue component; a comparison was made to Middlesex and how that space generates revenue; Robert Grom noted that it is not clear where the rink would be placed given the limitations on the landfill; committee members referred to previous conversations re the possibility of relocating the new grass fields to the landfill and building an ice hockey rink in this location; everyone agreed that this would involve significant cost
- The committee agreed to continue to explore this topic
 - John Boynton spoke to Louis Salemy, former chair of the CCHS Building Committee, who noted that it is not possible (or would be extremely costly) to drop tanks in the storm drainage area so the area may be reclaimed for school use
 - Kathleen Ogden Fasser thought it could be done; and that the parties involved would have to absorb the cost of the tanks, etc.; she assumes that it was very burdensome for the building project to carry any additional cost, but she thinks it could be done
 - Kathleen Ogden Fasser inquired about the need for hockey year around; and asked about alternative uses in the off season
 - Outdoor skating rink (catch basin area)
 - Kay Upham noted the safety issue re the open pit; other committee members noted that the drainage site is not supposed to hold water for more than 24 hours; Kay Upham did not think the committee should recommend this proposal as something similar already happens at Emerson with no similar safety issues; the committee agreed not to recommend this proposal; the committee is not ready to invite people to skate in the stormwater detention basin
 - Field House with Storage
 - CC at Play plans to construct a 20 x 40 foot storage shed at the back end of the upper parking lot
 - Field House
 - Couple of basketball courts, ice rink, restroom
 - The committee recommended further exploration
 - Solar Panels
 - The CCHS building was constructed to handle solar panels; Kathleen Ogden Fasser asked why then would solar panels go anywhere other than the roof (in the future when CMLP can handle the load)
 - The committee agreed to take this proposal off the list until CMLP is ready to discuss; but, all agreed that using land for this purpose would be an incredible waste
 - Water Play
 - The committee agreed to drop this proposal from further exploration
 - Agriculture/Farm Animals
 - No further exploration; the high school is not an ag school
 - Garden

- Mary Storrs asked whether the garden required a greenhouse and what is required of a greenhouse, etc.; Kathleen Ogden Fasser noted there are many different examples of greenhouses built on school properties; a discussion followed maintenance of all gardens, etc, district wide
- Further exploration was recommended
- Passive Open Space
 - Three different proposals: leave open space, generate more biodiversity; casual recommendation
 - Further exploration was recommended
- Robert Grom asked about the possibility of a bathroom/amenities building at the stadium, i.e., separate from a field house
 - Further exploration was recommended
- Car Charging Station
 - Laurie Hunter agreed to take this off the committee’s list
 - The superintendent’s office will pursue

b. Draft report to CCRSC

- i. Mary Storrs crafted the first draft. She asked the committee to review the draft from the perspective of “Think of this as a public document for people who don’t know who we are or what we have been doing”; A discussion followed re what the committee was tasked to produce; Kathleen Ogden Fasser noted that the committee owes the school committee reports: (1) summary of existing conditions, e.g., explain the restrictions on the former landfill; and (2) the report assessing needs, uses and priorities
- ii. Kathleen Ogden Fasser suggested (for the next meeting) a large map, with cut outs/small images of proposals so that committee members might better visualize the different proposals – a charrette

VI. Review calendar to re-schedule future meetings (see below)

- Mary Storrs cannot make the next 2 meetings; need to check dates
- Mary Storrs agreed to revise the pros/cons list and update the draft report
 - Committee members were asked to read the draft and send comments/edits/proposals to Mary Storrs before Friday, March 30, 2018
 - Kathleen Ogden Fasser agreed to write a draft re the current state of the property

VIII. Adjournment

- Bob Grom moved to adjourn at 6:30

Upcoming Committee meetings (5:00pm in CCHS Room 241-Learning Commons)

RE-SCHEDULED Dates (see item above)

- April 3, 2018
- April 24, 2018