


Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, September 1, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Sandra Butzel	<i>Community Member</i>	√	Seth Bai	<i>Veteran's Services</i>	---
Bea Goldsmith	<i>Community Member</i>	√	Devra Bailin	<i>Planning</i>	√
Brooke Lipsitt	<i>Community Member</i>	√	Amanda Berman	<i>Planning</i>	---
Norm Meltz	<i>COA Member</i>	√	Ellen Ishkanian	<i>Mayor's Office</i>	---
Jack Neville	<i>P&R Commission</i>	---	Zachery LeMel	<i>Planning</i>	---
Richard Rasala	<i>Community Member</i>	√	Thomas Rooney	<i>Public Buildings</i>	---
Sue Rasala	<i>COA Member</i>	√	Rachel Sherman	<i>City IT</i>	---
John Rice	<i>Community Member</i>	√	Linda Walsh	<i>Public Health</i>	---
Susan Albright	<i>City Councilor</i>	√	Deb Youngblood	<i>Health/Human Services</i>	---
Nicole Banks	<i>P&R Commissioner</i>	---			
Jayne Colino	<i>Senior Services Dir.</i>	√			
Jini Fairley	<i>ADA Coordinator</i>	√			
Barney Heath	<i>Planning Director</i>	---			
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Consultants		
Josh Morse	<i>Public Buildings Comm.</i>	√	Tom Murphy	<i>NV5</i>	---
Nancy Scammon	<i>P&R Department</i>	√	Melissa Gagnon	<i>NV5</i>	√
Alex Valcarce	<i>Public Buildings</i>	√	Joel Bargmann	<i>BH+A</i>	√
Jonathan Yeo	<i>Chief Operating Officer</i>	---	James Bruneau	<i>BH+A</i>	√

Josh Morse opened up the online Zoom meeting at 9:30AM.

As a follow up to the DRC meeting which took place on 8/26/20, NV5 shall distribute the DRC membership list to the Working Group. The role of the DRC was discussed, relative to retaining or

demolishing the existing building. During the Feasibility Study phase, the Working Group will gain a consensus of the design approach with regard to the mandate of ensuring the design meets program. Pros and cons of an add/reno and new construction design options will be evaluated. Upon reaching a consensus, the Working Group will make a recommendation to the City Council, with a preferred option. At this juncture in the process, the City Council will be asked to authorize additional funding to move the project to the next phase of design. Technically, the DRC will certify to the City Council that the design meets the program and that the project should be moved to a public site plan hearing, which will begin the site plan approval process.

It was noted that the message needs to be communicated to residents that the option of raising the existing facility and building new is being considered.

Josh Morse provided an overview of the 8/26/20 DRC meeting. The DRC understood site challenges relative to program. If the front part of the existing building is retained, it is understood that from a massing perspective, a large section of the new massing will need to be placed at the back side, closer to the abutters.

It was noted that although it is feasible for a landmarked building to be demolished, there will be a lot more paperwork.

Alex Valcarce reviewed the NHC application, which is required to be submitted prior to 9/09/20, for NewCAL to be on the agenda for the scheduled meeting on 9/24/20. The scheduled hearing is essential to initiate a demolition delay. The application addresses building history, physical condition, current programming needs and includes a request for either a partial or full demolition of the existing building. It was noted that in all likelihood the NHC will vote to preferably preserve the existing building. The NHC process is a stepping stone for site plan approval. There is no presentation planned for the NHC meeting on 9/24/20.

Jini Fairly noted that although there is no preference towards retaining or raising the existing building, in terms of accessibility, the former will be very hampering. Given the user group, the new facility will need to be fully accessible.

If in the event a renovation option is determined to be the preferred approach, an application will need to be submitted for variances with the MAAB. Also, there are real site challenges which will need to be overcome.

BH+A will perform an existing conditions analysis which will allow for a preferred option to be determined.

A Community update meeting has been scheduled for Thursday, October 1, at 6:30PM, and the Newtonville Business Update meeting has been scheduled for Friday, October 2, at 8:00AM. NV5 create flyers for both of these meetings.

Additional Upcoming Meetings (all online with remote participation via Zoom):

- 09/09/20 NHC Application deadline
- 09/15/20 Working Group meeting
- 09/22/20 Council on Aging meeting
- 09/23/20 Public Facilities and Programs/Services meeting
- 09/24/20 NHC meeting
- 10/01/20 Community Update meeting
- 10/02/20 Newtonville Business Update meeting
- 10/08/20 Newtonville Area Council meeting

Melissa G shall continue to coordinate with Alex and Jayne and distribute Zoom info for all meetings noted, as it becomes available.

NV5 shall continue to send out notices to the WG of any additional upcoming meetings relative to this project.