

# Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, February 22, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
<b>Attendees:</b>					
Working Group		Present	City Staff		Present
Susan Albright	City Councilor	<input checked="" type="checkbox"/>	Seth Bai	Veteran's Services	<input type="checkbox"/>
Sandra Butzel	Community Member	<input type="checkbox"/>	Devra Bailin	Planning	<input type="checkbox"/>
Jayne Colino	Senior Services Dir.	<input checked="" type="checkbox"/>	Nicole Banks	P&R Commissioner	<input type="checkbox"/>
Jini Fairley	ADA Coordinator	<input checked="" type="checkbox"/>	Amanda Berman	Planning	<input type="checkbox"/>
Bea Goldsmith	Community Member	<input checked="" type="checkbox"/>	Barney Heath	Planning Director	<input type="checkbox"/>
Joan Belle-Isle	COA Chair	<input checked="" type="checkbox"/>	Ellen Ishkanian	Mayor's Office	<input type="checkbox"/>
Maureen Lemieux	Chief Financial Officer	<input type="checkbox"/>	Zachery LeMel	Planning	<input type="checkbox"/>
Brooke Lipsitt	Community Member	<input checked="" type="checkbox"/>	Jack Neville	P&R Commission	<input type="checkbox"/>
Norm Meltz	COA Member	<input checked="" type="checkbox"/>	Rachel Sherman	City IT	<input type="checkbox"/>
Josh Morse	Public Buildings Comm.	<input checked="" type="checkbox"/>	Linda Walsh	Public Health	<input type="checkbox"/>
Richard Rasala	Community Member	<input checked="" type="checkbox"/>	<b>Consultants</b>		
Sue Rasala	COA Member	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Frank Kennedy	NV5	<input type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input checked="" type="checkbox"/>	Joel Bargmann	BH+A	<input checked="" type="checkbox"/>
			Dan Chen	BH+A	<input checked="" type="checkbox"/>
			Ruofeng You	BH+A	<input type="checkbox"/>
			Camile Wimpe	BH+A	<input type="checkbox"/>

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

The intent of the meeting today is to review and finalize the presentation for the Newton Historical Commission meeting on February 24.

Jini Fairly noted members of the Commission on Disability (COD) received hardcopy letters which were mailed to their home addresses from Peter Harrington stating their recent vote on 2/14 to support new construction was based on misinformation. A point-by-point factual response to the letter will be prepared by the City of Newton Public Buildings Department.

Dan Chen ran through the draft presentation. BH+A, NV5 and the City of Newton are meeting with Epsilon today to review and better understand the strategy relative to the landmarking issue including review of criteria which would enable the existing building to be designated as historical. Epsilon will help the team hone in on the more technical aspects of landmarking. Independent of landmarking, historical consultants help with mitigation strategies.

One of the challenges of maintaining the existing building is to use the side entrance in lieu of the main entrance on Walnut Street, which the public sees. A variance would likely be required to not use the front entrance. It would be questionable whether the COD would vote to approve a project which required a variance. In addition to the problematic main entrance, the existing building has two main floors and three mezzanines.

It was reiterated that an addition/renovation option will essentially result in a complete renovation of the existing building with minimal features of the existing building remaining, other than the building shell.

### NHC Presentation

Presentation of existing conditions was reviewed noting the 6' differential from outside grade to the 1<sup>st</sup> floor. Regarding the existing building, slides will address challenges relative to window height and floor elevations. Notable features of the existing building will be presented showing possible mitigation steps to incorporate particular elements/features into the new building, when and where feasible, including the Connick stained glass windows.

It was noted that details matter to the NHC and that it is important to reinforce the fact that a primary barrier with the add/reno option is the unclear circulation.

Slides of the proposed building will include floor plans focusing on the clarity of building organization and ease of circulation, drop-off, entry, and parking as well as perspectives illustrating how the building sits within the neighborhood as well as the indoor/outdoor connection. The presentation shall include a side-by-side comparison of the pyramidal and gable roof options.

Mitigation measures shall be delineated as a separate document and distributed to the NHC in advance of the meeting Thursday evening. Reference shall be made to the 1938 drawings showing there is opportunity now to create what was unable to be created almost 90 years ago.

It was stated that three members of the NHC signed the landmark application.