

Project Minutes

Project: New Stoneham High School
 Prepared by: Mark Stafford
 Re: School Building Committee Meeting
 Location: Central Middle School Media Center and
 Remote Participation
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 8/22/2022
 Time: 7:00pm
 Meeting No: 54

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
Remote	Nicole Nial	School Committee Member	Voting Member
Remote	Raymie Parker	Select Board Member	Voting Member
Remote	Douglas Gove	Community Member with Engineering Experience	Voting Member
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
✓	Sharon Iovanni	Community Member	Voting Member
Remote	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
	Paul Ryder	Community Member with Construction Experience	Voting Member
✓	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
	Dennis Sheehan	Town Administrator	Non-Voting Member
Remote	Leia DiLorenzo-Secor	Town Budget Director	Non-Voting Member
Remote	David Ljungberg	Superintendent of Schools, Secretary of School Building Committee	Non-Voting Member
Remote	Bryan Lombardi	Stoneham High School Principal	Non-Voting Member
✓	Brian McNeil	Town Facilities Director	Non-Voting Member
Remote	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
✓	Brooke Trivas	Perkins and Will	
	Patrick Cunningham	Perkins and Will	
Remote	Stephen Messinger	Perkins and Will	
✓	Dave Warner	Warner Larson	
Remote	Kristy Lyons	Consigli Construction	
✓	Todd McCabe	Consigli Construction	
	Steve Banak	Consigli Construction	
✓	Mark Stafford	SMMA	
✓	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
54.1	Record	Call to Order, 7:00 PM, meeting opened.
54.2	Record	This meeting will be held via video conference and in-person and a recording of such will be posted on the Town's website.
54.3	Record	A motion was made by S. Iovanni and seconded by L. Gallagher to approve the 8/15/22 School Building Committee meeting minutes. No discussion, motion passed unanimous.
54.4	B. Trivas	<p>D. Warner reviewed the Layout of Delivery Trucks and Dumpsters at the Loading Dock Plans, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. B. McNeil asked if there is a ramp to the compactors so the custodians will not have to lift the containers overhead? <i>B. Trivas to review and provide direction.</i>2. D. Bois asked if wheel stops can be provided at the service parking spaces to keep the cars from hitting the PV equipment fence? <i>B. Trivas to review and provide direction.</i>
54.5	T. McCabe	<p>D. Warner reviewed the Tree Planting Design Along the Entry Drive and Building Entry Plans, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. M. Christie asked when will the trees along the entry drive bloom? <i>D. Warner indicated the trees will bloom in the spring, approximately late April to mid-May.</i>2. M. Christie asked how large are the flowering cherry and crabapple trees at planting? <i>D. Warner indicated the flowering cherry is 2"- 2.5" in caliper and 12'-14' tall. The crabapple is 2" in caliper and 8'-10' tall.</i>3. R. Parker asked if trees can be added along the entry drive as the original number was 25 and the design has 7. <i>D. Warner indicated the length of the drive is much shorter, but about 4 more trees could fit.</i>4. R. Parker asked for a price list for trees if the Town ran a campaign to donate a tree. <i>D. Bois asked that Consigli request Unit Prices for the trees during bidding. T. McCabe indicated Consigli will obtain Unit Prices on the trees.</i>5. S. Iovanni asked if the trees can be ordered at the same time? <i>T. McCabe indicated yes.</i>

Item #	Action	Discussion
54.6	B. Trivas	B. Trivas indicated the batting cage is not over the main court and will provide an updated plan for review. <i>(from prior meeting)</i>
54.7	Committee Members	Committee members to send any additional items to be removed and salvaged to B. McNeil to add to the Preliminary List of Salvaged Items. <i>(from prior meeting)</i>
54.8	P. Cunningham	P. Cunningham will review the coping material, the detail around the windows, control joint locations, texture of the CMU around the windows and present to the SSBC at an upcoming meeting. <i>(from prior meeting)</i>
54.9	K. Lyons	K. Lyons to develop a process chart to address how impediments to the construction schedule due to material availability will be addressed. <i>(from prior meeting)</i>
54.10	J. Seeley	J. Seeley indicated the bill introduced by Representative Day for the \$500,000 for the District Offices, \$500,000 for the High School project and \$300,000 for the Amphitheater may not be signed until the new Governor takes office, J. Seeley to follow-up with D. Sheehan.
54.11	J. Seeley	J. Seeley to follow-up with J. Craigie if the drone videos she has been making with an acquaintance can be flown from a similar vantage point. <i>(from prior meeting)</i>
54.12	T. McCabe	T. McCabe to confirm if resident at 43 Fieldstone Drive requested a pre-blast survey. <i>(from prior meeting)</i>
54.13	T. McCabe B. Trivas J. Seeley	B. Trivas and T. McCabe to develop a combined written response relative to the potential impact to ground water asked by the 43 Fieldstone Drive resident. J. Seeley to share the response with the attendees to the 7/20/22 Neighborhood Meeting once developed. <i>(from prior meeting)</i>
54.14	B. Trivas	B. Trivas to provide a fee breakdown for each of the scope reinstatement bid alternates. <i>(from prior meeting)</i>
54.15	T. McCabe	T. McCabe to provide direction on what date in January would be preferable for Town Meeting that allows Consigli to fully descope the bids but does not risk the subcontractors not holding their bids. <i>(from prior meeting)</i>
54.16	B. Trivas J. Seeley	J. Seeley and B. Trivas to issue the 60% CD comments response package to MSBA by 8/23/22. <i>(from prior meeting)</i>
54.17	Record	<p>Franklin Place Neighbor Comments</p> <p>J. Seeley reviewed the Emails from 6 Franklin Place and the Franklin Place Meeting Minutes, attached.</p> <p>D. Warner reviewed the current design and the emails from 6 Franklin Place requesting changes to the design. Mr. Warner reviewed the impact of the requested changes and advised against shifting the entry drive west, re-aligning the parking lot</p>

Item #	Action	Discussion
		<p>drives, and shifting the building south due to impacts to fill amounts, drainage, walkway size, drop off alignment, parking congestion, utilities, and landscaping.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. S. O’Neil indicated the current design has been thorough, thoughtful and attentive to most of the neighbors’ concerns, given the constraints of the site, keeping the existing school operational during construction, and providing for safe circulation. The Franklin Place frontage has been considerably improved.2. S. Iovanni asked if angled parking would work under the canopies? <i>D. Warner noted perpendicular parking, 90°, is most efficient and the drive is 30’ wide.</i>3. D. Bois indicated the design team met with the neighbors several times, adjusted the design as much as possible, addressed trash pickup and emergency access, and incorporated VE savings with the current site design. He appreciated the efforts and noted that the Committee is not inclined to make any site changes.
54.18	Record	<p>J. Seeley reviewed the new Information Guidelines from DOR on Proposition 2 ½, attached. The guidelines require the Town to submit a report to DOR for review and determination if the original Debt Exclusion Vote will cover the additional borrowing. The report is required to include the specific dollar amount of the additional borrowing.</p>
54.19	Record	<p>Construction Update</p> <p>T. McCabe indicated that during excavation for the building footprint and site utilities, the site subcontractor discovered more ledge than anticipated within the allowance carried in the Early Site Package GMP. The design team, site contractor and geotechnical engineer are still in the process of quantifying the ledge, but it appears to be higher than the quantities carried in the allowance and a change order may need to be presented for the difference. While performing the test pits to determine the extent of the ledge, a seam of organic soil material was found within the building footprint. The site subcontractor will be surveying the extents to determine if the quantities are within the removal allowance carried in the GMP.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. D. Gove asked if the overage can be accommodated within the Owner’s Change Order Contingency? <i>J. Seeley indicated yes.</i>

Item #	Action	Discussion
		<p>2. D. Bois indicated the Owner’s Change Order Contingency is meant to cover these unforeseen conditions, particularly related to excavation of existing site conditions and demolition of the existing building.</p>
54.20	Record	<p>Subcommittee Updates</p> <p>1. J. Seeley indicated the Trade Contractor Prequalification Subcommittee met and issued the Advertisement for the RFQ for Trade Contractors, attached.</p> <p>2. J. Seeley indicated the PR Subcommittee met to begin the planning process for a January Town Meeting. S. Iovanni indicated the Committee needs to speak with one voice and be on the same page, be positive and enthusiastic about the great new school, educational and community programs and zero net energy, while being able to discuss the financial challenges. S. Iovanni asked the Committee to email L. Gallagher if they can attend Town Day on 9/17/22.</p>
54.21	Record	Old or New Business - none
54.22	Record	Committee Questions - none
54.23	Record	Public Comment – none
54.24	Record	Next SSBC Meeting: September 12, 2022 at 7:00 pm.
54.25	Record	A Motion was made by S. Iovanni and seconded by S. O’Neil to adjourn the meeting. No discussion, motion passed unanimously.

Attachments: Agenda, Layout of Delivery Trucks and Dumpsters at the Loading Dock Plans, Tree Planting Design Along the Entry Drive and Building Entry Plans, Emails from 6 Franklin Place, , Franklin Place Meeting Minutes, Information Guidelines from DOR on Proposition 2 ½, Advertisement for the RFQ for Trade Contractors

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

Agenda

Project:	New Stoneham High School	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	8/22/2022
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.	54
Distribution:	Attendees (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Schedule and Budget Update
5. Franklin Place Neighbor Comments
6. Review Design Refinements
 - Open Action Items
 - PV Canopy Colors
7. Project Funding Update
8. Construction Update
9. Subcommittee Updates
10. New or Old Business
11. Committee Questions
12. Public Comments
13. Next Meeting: September 12, 2022
14. Adjourn

Join Go-To-Meeting: <https://meet.goto.com/151390933>

Dial-in: [+1 \(571\) 317-3112](tel:+15713173112) **Access Code:** 151-390-933

Stoneham High School

Site Plan

1. TENNIS
2. SOFTBALL
3. BASEBALL
4. SOCCER
5. SPARTAN STADIUM
6. WETLAND
7. PARKING
8. FIELD HOCKEY
9. PICKLEBALL
10. HOME BLEACHERS
11. PRE-K PLAY
12. SPARTAN PLAZA
13. LANDSCAPED PATH
14. OUTDOOR CLASSROOM
15. GEOTHERMAL WELL FIELD

-  PV ARRAY
-  EXISTING HIGH SCHOOL



Perkins&Will | **SMMA**

Project Management

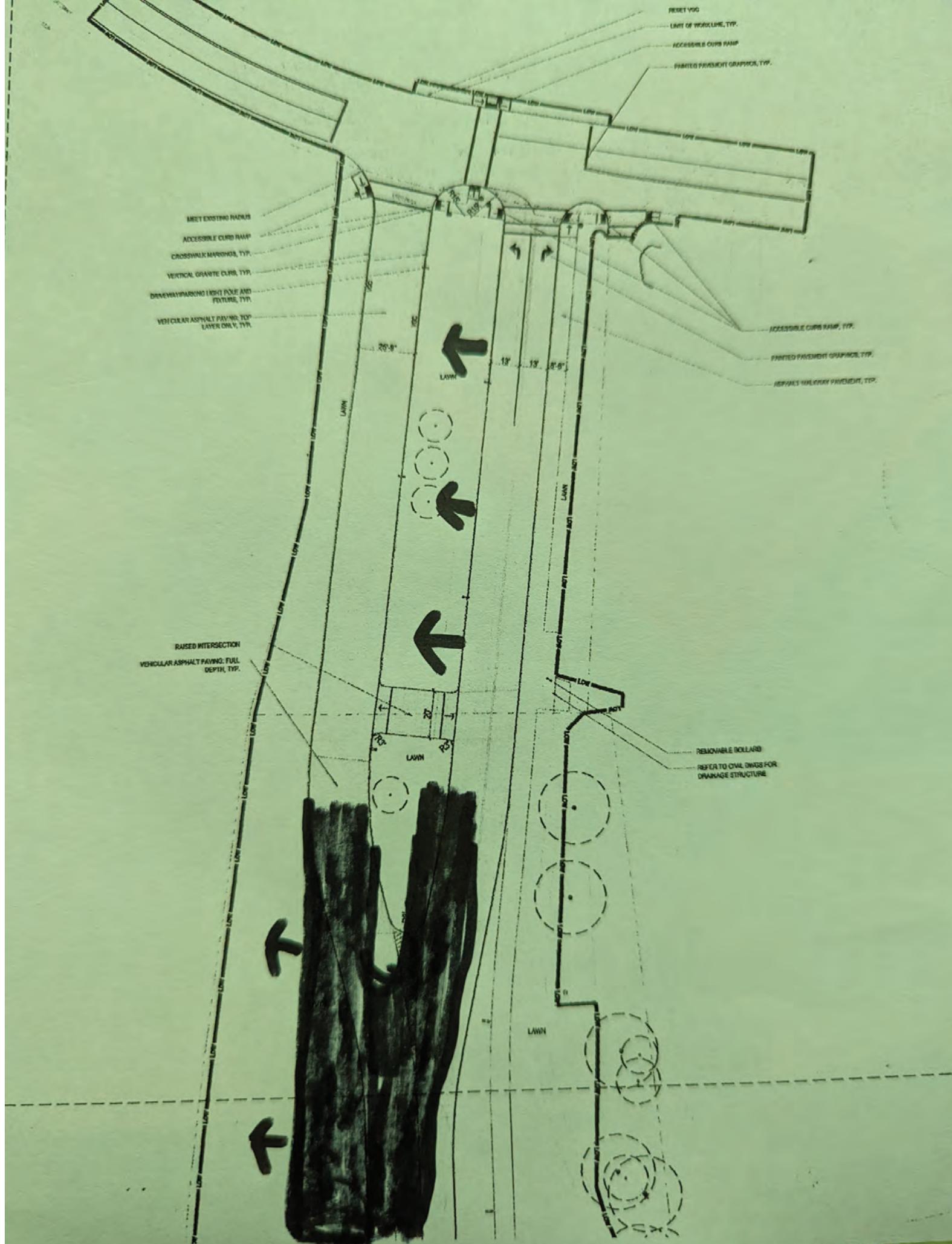
CONSIGLI
Est. 1905

- MEET EXISTING RADII
- ACCESSIBLE CURB RAMP
- CROSSWALK MARKINGS, TYP.
- VERTICAL GRANITE CURB, TYP.
- DRIVEWAY/PARKING LIGHT POLE AND FIXTURE, TYP.
- VEHICULAR ASPHALT PAVING, TOP LAYER ONLY, TYP.

- RESET VOG
- LIMIT OF WORKLINE, TYP.
- ACCESSIBLE CURB RAMP
- PAINTED PAVEMENT GRAPHICS, TYP.

RAISED INTERSECTION
VEHICULAR ASPHALT PAVING, FULL DEPTH, TYP.

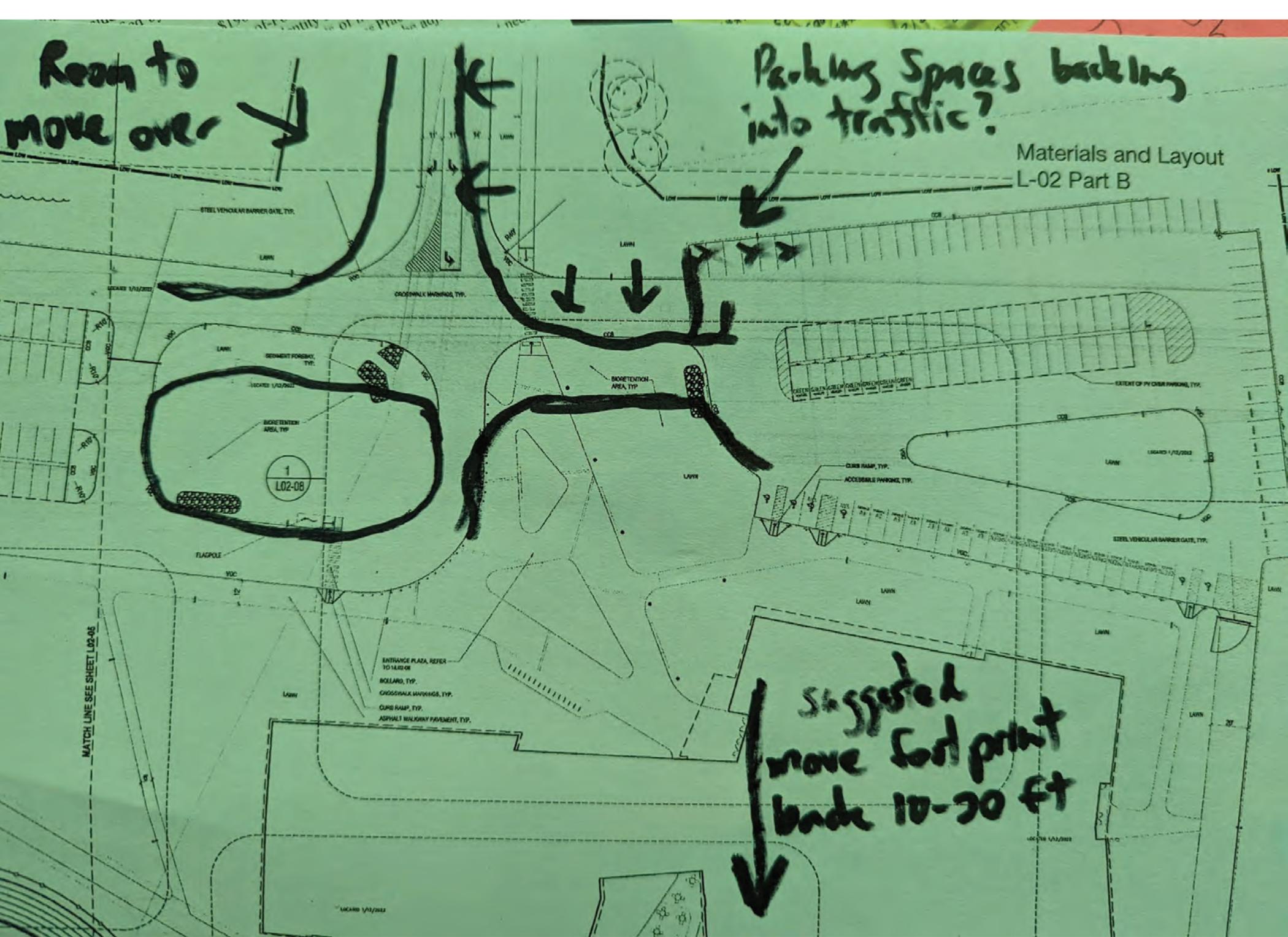
REASONABLE BOLLARD
REFER TO CIVIL DWGS FOR
DRAINAGE STRUCTURE



Room to
move over

Parking Spaces backing
into traffic?

Materials and Layout
L-02 Part B



suggested
move footprint
back 10-20 ft

MATCH LINE SEE SHEET L02-06

Subject: FW: (Response) Franklin Place meeting June 8th
Attachments: PXL_20220621_135710425.jpg; PXL_20220621_140703426~2.jpg

From: John Macero <jmacero@stonehamschools.org>
Sent: Thursday, July 21, 2022 11:44 AM
To: Mike Rotondi <mjrotondi@comcast.net>
Cc: Seeley, Joel <jseeley@smma.com>; Marie Christie <mariechristie@comcast.net>; David Pignone <dpignone@stonehamschools.org>; David Bois <bois@arrowstreet.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>
Subject: Re: FW: (Response) Franklin Place meeting June 8th

Mike,

Thanks for resending.

I have asked for your concerns to be placed on the Agenda for the August 8th School Building Committee meeting. The meeting will start at 7 p.m and be held at Stoneham Central Middle School in the Library Media Center.. You can also participate remotely and we can send you the link when it becomes available.

Have a good weekend and stay cool.

John Macero

On Thu, Jul 21, 2022 at 8:56 AM Mike Rotondi <mjrotondi@comcast.net> wrote:

John

Thanks for talking last night about the roadway by the tennis courts and potential safety issues with the cross walk. Please see attached maps I sent on June 21 and my recommendations.

A few questions by you might generate a comprehensive response.

Could you also include David Pignone on the email since he is on the school building committee?

Have a great rest of your summer.

Thanks

From: Mike Rotondi [mailto:mjrotondi@comcast.net]
Sent: Tuesday, June 21, 2022 11:20 AM
To: 'Seeley, Joel'; 'Edward Walters'; 'Terence Devlin'
Cc: 'Marie Christie'; 'David Bois'; 'John Macero'; 'Sheehan, Dennis'; 'David Warner'; 'Trivas, Brooke'; 'Lyons, Kristy'; 'Bolla, Justin'; 'Banak, Steven'; 'Todd Mccabe'; '20033 - Stoneham HS OPM Services'; 'Traniello, Sarah'; 'Smith, Robert'
Subject: (Response) Franklin Place meeting June 8th

Thank you for meeting last Wednesday. Obviously there have been significant changes since our last meeting.

As we started our site visit please keep in mind what I said about how would you like this area to look if you lived here.

Starting with the positive.

- 1) No cutting of trees
- 2) Green space will be as level as possible with no swale.
- 3) Green space will not have any drainage diverted to it.
- 4) There will be a functional paved cut through for access.
- 5) Current drain will remain and enlarged for capacity.
- 6) No solar canopy abutting resident tennis court area.
- 7) Not sure about lighting or impacts.
- 8) Construction fence overlay fabric green if possible (looking at flaming red for 2 years?)

Area for improvement.

- 1) New entrance configuration will have center island green space. Since walkway is now being placed on franklin place side the center island will have little public use. This island can be reduced giving an additional 2-3 feet or more of green space that can be added to franklin place side separating the walkway from the franklin place roadway, which will serve a better function for both residents and pedestrians.
- 2) I sent an email on March 10th with roadway design changes that I had detailed on attached maps. I am again sending suggested changes on attached maps that are similar to those sent on March 10th. These changes need to be formally discussed with the school building committee with written recommendations and written responses to my concerns.
- 3) Again these suggestions add green space, functionality and safety improvements to the current configuration. Moving the roadway and sidewalk over and away from franklin place as much as possible can help mitigate impacts and reduce grade changes in both the road way and green space areas. There is room to do it, which follows the current road way configuration, minimizing the shift over toward the tennis courts as the roads join together. See attached maps.
- 4) Furthermore, the new ramp being designed for entrance into the tennis court area can be moved over 20-30 feet toward the new school. This will minimize grade elevations and enter the parking lot at the new proposed center island. This creates both traffic calming and prevents parked cars entering into the roadway at the top of the ramp as currently designed (see attached map). Currently the road coming up or going down the hill to the tennis courts is a direct shot into and out of the parking lot driving area. This promotes vehicle speed into a grade changing area where the main foot traffic crosses the road, Speeding vehicles will be going down grade to the pedestrian crossing area. My attached maps are a hand drawn overlay so it is hard to draw to exact scale, but creating more distance between the tennis court new roadway and pedestrian crossing area on a vehicle down grade promotes additional safety.
- 5) Finally I suggested making sure there is a small buffer edge along the curve of the ramp/roadway coming up to the tennis courts where a future vegetative screen could be planted in the event vehicle traffic creates impacts greater than anticipated for 6 franklin place.

Obviously moving the whole building foot print back 10 to 20 feet would benefit this area but these suggestions should still be implemented regardless.

Please present my concerns to the school building committee and implement these changes as soon as possible. I request a written response within a week and include these emails as part of the office meeting minutes.

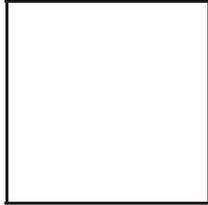
Thank You

From: Seeley, Joel [<mailto:jseeley@smma.com>]
Sent: Tuesday, June 07, 2022 5:57 PM
To: Mike Rotondi; 'Edward Walters'; 'Terence Devlin'
Cc: 'Marie Christie'; 'David Bois'; 'John Macero'; 'Sheehan, Dennis'; 'David Warner'; 'Trivas, Brooke'; Lyons, Kristy; Bolla, Justin; Banak, Steven; 'Todd McCabe'; 20033 - Stoneham HS OPM Services; Traniello, Sarah; Smith, Robert
Subject: Re: Franklin Place meeting June 8th

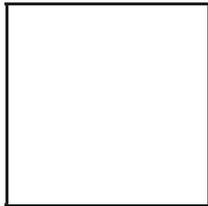
Messrs. Walters, Devlin and Rotondi

Please find the updated plans for tomorrow's meeting. We have provided them as 8 ½ x 11 excerpts and the full size plans.

The links to the plans are below:



[Letter Size Plan Excerpts - Franklin Place Meeting - 8June2022.pdf](#)



[Full Size Plans - Franklin Place Meeting - 8June2022.pdf](#)

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA
1000 Massachusetts Avenue, Cambridge, MA 02138
t: 617.520.9403 | m: 617.877.2859
jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

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From: Seeley, Joel <jseeley@smma.com>
Sent: Friday, May 27, 2022 2:25 PM
To: Mike Rotondi <mjrotondi@comcast.net>; 'Edward Walters' <kanahay@gmail.com>; 'Terence Devlin' <terencejdevlin@gmail.com>
Cc: 'Marie Christie' <mariechristie@comcast.net>; 'David Bois' <bois@arrowstreet.com>; 'John Macero' <jmacero@stonehamschools.org>; 'Sheehan, Dennis' <DSheehan@stoneham-ma.gov>; 'David Warner' <DWarner@warnerlarson.com>; 'Trivas, Brooke' <Brooke.Trivas@perkinswill.com>; Lyons, Kristy <klyons@Consigli.com>; 'Todd Mccabe' <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>
Subject: Re: Franklin Place meeting June 8th

Mr. Rotondi, yes, thanks Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Mike Rotondi <mjrotondi@comcast.net>
Sent: Friday, May 27, 2022 8:43 AM
To: Seeley, Joel <jseeley@smma.com>; 'Edward Walters' <kanahay@gmail.com>; 'Terence Devlin' <terencejdevlin@gmail.com>
Cc: 'Marie Christie' <mariechristie@comcast.net>; 'David Bois' <bois@arrowstreet.com>; 'John Macero' <jmacero@stonehamschools.org>; 'Sheehan, Dennis' <DSheehan@stoneham-ma.gov>; 'David Warner' <DWarner@warnerlarsen.com>; 'Trivas, Brooke' <Brooke.Trivas@perkinswill.com>; Lyons, Kristy <klyons@Consigli.com>; 'Todd Mccabe' <tmccabe@consigli.com>; '20033 - Stoneham HS OPM Services' <20033@smma.com>; 'Traniello, Sarah' <straniello@smma.com>; 'Smith, Robert' <rsmith@smma.com>
Subject: RE: Franklin Place meeting June 8th

Can we make it 12 noon on June 8th?

My son has his moving on ceremony mid morning at the same time.

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Monday, May 23, 2022 9:45 AM
To: 'Seeley, Joel'; 'Edward Walters'; 'Terence Devlin'
Cc: 'Marie Christie'; 'David Bois'; 'John Macero'; 'Sheehan, Dennis'; 'David Warner'; 'Trivas, Brooke'; 'Lyons, Kristy'; 'Todd Mccabe'; '20033 - Stoneham HS OPM Services'; 'Traniello, Sarah'; 'Smith, Robert'
Subject: Franklin Place meeting June 8th

I can be available June 8th at 10 am. We need a map with a clear depiction of existing conditions and what is being proposed.

We also need written responses to our requests and concerns in prior emails. Some of them are outlined below.

- 1) Pushing school road way and side walk away from Franklin place as much as possible.
- 2) Safety and trash pick up with road access and improvements
- 3) Construction fence location and impact to residences especially trash and safety
- 4) Maximizing green space as much as possible and addressing all franklin place requests/concerns to mitigate impacts.

- 5) Minimizing slopes and grades in green space area
- 6) Minimizing visual impacts and proving green mitigation buffers (roadway and solar canopy adjustments, lighting, drainage)
- 7) A weekly mowing, landscape and maintenance plan especially for those green space areas in front of the homes.

I was disappointed that we could have been notified about meetings by email especial since I requested that in my April 4th email. Mail notices are unreliable and can be missed when on vacation. I had requested email notices be sent to the 3 Franklin place residences in advance.

I am also concerned that these issues are being discussed so late with potential construction starting soon after the school year ends.

Thanks Mike

From: Seeley, Joel [<mailto:jseeley@smma.com>]
Sent: Friday, May 20, 2022 1:38 PM
To: Edward Walters; Terence Devlin; Mike Rotondi
Cc: Marie Christie; David Bois; John Macero; Sheehan, Dennis; David Warner; Trivas, Brooke; Lyons, Kristy; Todd McCabe; 20033 - Stoneham HS OPM Services; Traniello, Sarah; Smith, Robert
Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Messrs. Walters, Devlin and Rotondi,

Are you available to meet on Wednesday, June 8 at 10:00am?

Please let us know, thanks Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Seeley, Joel <jseeley@smma.com>
Sent: Wednesday, May 18, 2022 12:38 PM
To: Edward Walters <kanahay@gmail.com>; Terence Devlin <terencejdevlin@gmail.com>; Mike Rotondi <mjrotondi@comcast.net>

Cc: Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarsen.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Lyons, Kristy <klyons@Consigli.com>; Todd McCabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>
Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Messrs. Walters, Devlin and Rotondi,

The Landscape Architect will have the updated site plans complete the end of this month.

We are anticipating scheduling a meeting with you the morning of either June 8, 9 or 10.

Do these days work for you?

Please let us know, thanks, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138
t: 617.520.9403 | m: 617.877.2859
jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Edward Walters <kanahay@gmail.com>
Sent: Monday, May 9, 2022 12:25 PM
To: Seeley, Joel <jseeley@smma.com>
Cc: Terence Devlin <terencejdevlin@gmail.com>; Mike Rotondi <mjrotondi@comcast.net>; Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarsen.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Todd McCabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>
Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Thank you for the update.

On Mon, May 9, 2022, 7:13 AM Seeley, Joel <jseeley@smma.com> wrote:

Mr. Devlin,

The Landscape Architect is in the process of updating the site plans to reflect the value management decisions of the School Building Committee.

They anticipate having the plans updated in approximately two weeks, then a follow-up meeting with the Franklin Place residents can be scheduled.

We will determine the date and time with you.

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Terence Devlin <terencejdevlin@gmail.com>

Sent: Friday, May 6, 2022 10:26 AM

To: Mike Rotondi <mjrotondi@comcast.net>

Cc: Seeley, Joel <jseeley@smma.com>; Kanahay <Kanahay@gmail.com>; Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarson.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Todd Mccabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Franklin Place has always abutted the exit lanes of the existing High School access road. The roads were fitted together when constructed and share common storm drains and curbing

The proposed Major changes to the High School access roads outlined at the April 27, 2022 meeting has created many concerns.

A Site Meeting at Franklin Place as soon as possible is necessary . I have checked with the other parties on Franklin Place and we are available next week (Monday May 9 - Friday 13).

I will suggest 9am on Tuesday or Thursday.

Please provide detailed drawings before the meeting including:

- 1) General Layout
- 2) Landscaping with proposed elevations
- 3) Utilities- Above and below grade
- 4) Lighting Plan
- 5) Drainage

Concerns include:

(The drawings used at the April 27 meeting were so lacking in detail that it was impossible to make any exact observations, However)

- 1)The changes are relocating some or all of the green space (that was acting as a buffer for the Franklin Place neighborhood) to the island between the proposed single entrance lane and the double exit lanes.
 - How has the change to the layout impacted the spacing of the walking path to the exit lane and Franklin Place.
 - The exact positioning of the access road and its changes to elevation and spacing of plantings in the green space
- 2)The concerns of access to Franklin Place are seeming to be made worse with the proposed changes.
 - the turn around that was on previous drawings was omitted
 - the pinch point at the junction of Franklin place had two electrical junction/switching gear boxes in the line of sight for oncoming traffic while exiting Franklin Place.
 - at the junction of Franklin Place/Franklin St the width of the opening is approx 12ft the existing utility pole and curbing should be moved or removed to increase visibility and nothing should be located there that will add to an existing access/safety problem.
- 3) Drainage issues need to be reviewed with attention to the only storm drain on Franklin Place and it's reliance on the only storm drain on the lower exit lane of the H.S. access road.
 - at the site meeting it was decided to retain the shade trees in front of 6 Franklin Place
 - also it was decided to replace any drainage culvert or prominent swale with several storm drains.
 - also the 48" drain pipe that the storm drain on Franklin Place and the lone storm drain on the lower exit lane of the access road are connected to was to remain in service
 - also any new storm drains installed on Franklin Place or the access road would be directed to the town storm water system on Franklin Street
- 4) Allowances should be in the final layout of the High School access road for the width of Franklin Place to be increased to meet the standards of a municipal road that can be accepted by the town of Stoneham.
- 5) The Blocking of the Existing Exit Lane during the Construction Process (for approximately 2 years) is creating concerns about safety, accessibility to town services.

Thank You,
Terry Devlin
terencejdevlin@gmail.com
(781) 775-6401



Virus-free. www.avg.com

On Thu, Apr 14, 2022 at 1:20 PM Mike Rotondi <mjrotondi@comcast.net> wrote:

[Here is the High School pamphlet rendering attached.](#)

Thanks Mike

From: Mike Rotondi [mailto:mjrotondi@comcast.net]

Sent: Thursday, April 14, 2022 1:14 PM

To: 'Seeley, Joel'; 'Terencejdevlin@gmail.com'; 'Kanahay@gmail.com'

Cc: 'Marie Christie'; 'David Bois'; 'John Macero'; 'Sheehan, Dennis'; 'David Warner'; 'Trivas, Brooke'; 'Todd McCabe'; '20033 - Stoneham HS OPM Services'; 'Traniello, Sarah'; 'Smith, Robert'

Subject: RE: (Request a Meeting) School Building Entrance road and configuration

I appreciate the follow up email. Unfortunately the 19th falls on vacation week and I will be away with my kids as many other abutters may be etc.

I would recommend pushing off such a meeting to the first week of May if possible. Obviously I would participate and have input.

Again, before such meetings if there are draft proposals or what you may call “value management options” it makes sense to have those options available to interested parties well in advance of a meeting so thoughtful input can be reviewed vs having to create suggestions on the fly at a meeting where you do not know what options are going to be presented.

I think the team, school building committee etc. should go the extra mile for the Franklin place residents because of the unique long term relationship with the school entrance, esthetic view, historical use, safety, services and potential value impacts to those properties.

The franklin place residents and school have had to deal with the condo complex and its Berlin wall since the early 80's (that development is another whole story). Now we, especially 6 franklin place is looking to be surrounded with infrastructure such as a solar canopy, massive ramp extending from the tennis courts around the front of the property where as proposed concentrates/funnels/elevates all the foot/car traffic right in the front yard?

The franklin place residents should be at the table to discuss these options proactively to help create the “value management options” not just respond to determinations after the fact by the school building committee.

I have attached the pamphlet rendering that was distributed prior to the October 4, 2021 and Nov. 2, 2021 ballot vote. It seems to show a straighter entrance road configuration with room to move it further away from Franklin place. Furthermore, there is room to push back the entire foot print of the building toward the Boxwood/Fieldstone road area providing more breathing space up front and maximizing more of the crest of the hill, which would reduce ramp grades and road work configurations.

Again, I request that these emails be part of the record especially if I am unable to attend.

Thanks

From: Seeley, Joel [<mailto:jseeley@smma.com>]
Sent: Thursday, April 14, 2022 11:13 AM
To: Mike Rotondi; Terencejdevlin@gmail.com; Kanhay@gmail.com
Cc: Marie Christie; David Bois; 'John Macero'; Sheehan, Dennis; David Warner; Trivas, Brooke; Todd Mccabe; 20033 - Stoneham HS OPM Services; Traniello, Sarah; Smith, Robert
Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Mr. Rotondi,

The School Building Committee has been reviewing value management options related to the entry drive and traffic signals and has a meeting scheduled for next week on April 19. Once the School Building Committee has made their determination on the value management options and the design team incorporates, a follow-up meeting with the Franklin Place residents can be scheduled.

We will determine the date and time with you.

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA
1000 Massachusetts Avenue, Cambridge, MA 02138
t: 617.520.9403 | m: 617.877.2859
jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Mike Rotondi <mjrotondi@comcast.net>

Sent: Monday, April 4, 2022 11:02 AM

To: 'Sheehan, Dennis' <DSheehan@stoneham-ma.gov>; Seeley, Joel <jseeley@sma.com>;
dwarner@warnerlarsen.com <dwarner@warnerlarsen.com>; mariechristie@comcast.net
<mariechristie@comcast.net>

Cc: 'John Macero' <jmacero@stonehamschools.org>; Terencejdevlin@gmail.com <Terencejdevlin@gmail.com>;
Kanhay@gmail.com <Kanhay@gmail.com>

Subject: (Request a Meeting) School Building Entrance road and configuration

I wanted to send another follow up email. We are requesting another site visit with the team to discuss possible options on the entrance way and how it effects the Franklin place residences. I have not heard back about the email I sent on March 10th.

I had received a email with draft meeting minutes. It was a large file and I was not able to print t it out on my system. I asked the TA at the town hall if he could send me a print out. I have not received one yet. It was a surprise to me that our initial walk through and explanation discussion was turned into meeting minutes. I have not seen the full print out so I can not agree to accept them as a full representation of what was discussed. It makes more sense now to have another meeting after finally getting a better understanding of what is being proposed. Furthermore these emails should be made a part of that meeting minute record.

Just to recap I have been sending information request emails since January 2021. The team brought one of my several emails dated 7/1/21 to discuss initial concerns especially about fire/police and trash safety and access issues along with design.

It was not until March 9, 2022 that a full explanation of the design changes have been explained to the Franklin place residences. I was asking for this detail well over a year prior and could not speak at town meeting intelligently without any prior knowledge since it was not provided.

If there are any direct abutters meetings being planned or proposed please notify us by email in advance.

Unlike other abutters in the area the Franklin place residences have had access and a joint relationship with the high school exit road for services and joint use for over 50 years. I also confirmed that Franklin place was paved and paid for by the town as a part of the original high school construction. As we have discussed before police, fire and trash have all been serviced to franklin place by the exit road since 1968. This also includes the high school crossing guard who has parked at the end of franklin place for over 50 years. Also unique to Franklin place is that the high school has been the front yard for these homes, whereas other abutters the high school is there back yard.

The current design can and should follow the existing grade and conditions as much as possible. The current design has the new sidewalk coming up from franklin street and instead of following straight up toward the existing school it pushes the roadway and pedestrian sidewalk traffic over towards Franklin place, especially squeezing 6 Franklin place where the main foot traffic will be up to the existing outside sidewalk location at a substantially higher/rising grade.

This creates a substantial bowl area in front of the home and places foot and car traffic at a higher level looking directly into 6 Franklin place with a higher/main volume of foot traffic very close to the home. It also substantially effects the front yard view and access of the surrounding area. I have attached a panoramic picture of existing conditions to full understand the dramatic change being proposed.

My over 50 year experience with this type of grade change and bowl effect is on the other side of the school entrance way with the backyards of Emerald court along the entrance road. This grass areas does not get mowed and becomes a vortex of trash and leaves. This is not an acceptable outcome for this design and is unnecessary given the room to push the entrance and walkway further away from franklin place. I detailed my suggested design changes in my email sent on Mach 10th with attached maps. There is plenty of room to do it with the existing conditions and creates a more reasonable grade to meet up with the parameters of the new school location without having to create a substantial ramp to meet the high grade of the tennis courts that is close to 6 Franklin place. I have not had anyone reach out to discuss options.

I am also very concerned about the construction fencing that will cut off franklin place from the exit road for maybe well over a year maybe 2 years? This creates a significant safety concern for public safety access, which emphases the pinch point and utility pole at the end of Frank place by franklin street. I am not sure a construction fence needs to go all the way down to franklin street? Having the first turn around area available at the high school for all safety vehicles seems reasonable. The construction gate could just end somewhere before the first turn around point on the current access high school road area. Again, this substantial elevation and grade change will contribute more problems and expense as proposed, especially when there is a reasonable alternative of maintaining a similar grade and pushing the access road and walkway away from franklin place.

I would like to set up a meeting for next week before April school vacation.

Thanks

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Thursday, March 10, 2022 10:27 AM
To: 'Sheehan, Dennis'; 'Seeley, Joel'; dwarner@warnerlarson.com
Cc: 'John Macero'; Terencejdevlin@gmail.com; Kanahay@gmail.com
Subject: School Building Entrance road and configuration (March 9th site visit)

Thank you for the site meeting yesterday. I think this discussion and walk through with maps was helpful in understanding some of our concerns.

As I have said from the beginning the green space can be looked at as a positive if done right and maximized.

I hope this does not take on a feeling of putting the cart before the horse as we move forward or as and after thought.

The perspective most people have had on viewing the project is of a one dimensional overview when looking at a map.

It is evident that the greatest change to the entrance road is that it will increase significantly in elevation as you head toward the school over existing conditions. I think this was done primarily to meet the higher grade of the tennis courts and entrance area, which is closest to my house. This will create a significant bowl or sloping effect in the green space area which is most dramatic at 6 Franklin place and less as you go toward Franklin street.

I have mocked up two maps that I have attached, which proposes slightly shifting the entrance and exit road over more with a straighter configuration matching its existing conditions which I believe will accomplish two important aspects. 1) minimizing the grade elevation of the road as you head toward the school and maximize green space area for the franklin place residents with minimal sloping and/or no swale (we do not want this to be a drainage retention area).

Shifting the entrance/exit road and sidewalk over more toward its existing conditions will provide a better buffer and more harmonious flow of the grade for everyone.

You may also want to consider shifting the whole building parameters back toward the boxwood Road location or what I would consider the back of the parking lot. Even squeezing an additional 25 feet or less could help with minimizing grade increases especially at the tennis courts/ledge area entrance.

Also I included a pic of my current view of the tennis courts. In addition to getting some green buffering I would not like to have a view of a solar canopy. I think it is reasonable that shifting the canopy (about 6 car spaces worth) to another place in the parking lot as I have suggested on the map can accomplish this.

I think we all liked the turn around paved area that cuts across the entrance way for emergency vehicles that is in front of 4 franklin place. I say the wider the better especially toward the franklin place road with a curve that I included on the map. I also suggested a removable Ballard on the school exit road edge.

Given the drainage concerns we raised especially for 4 franklin place it would be critical to keep the drainage basins operational that are on both Franklin place which is connected to the exit road one that is about 12 feet way.

Furthermore I can not say this with more concern that I do not want the two red maple trees removed. They were planted by my grandfather over 50 years ago and are beautiful in the fall and are part of the historical use of that area.

Finally, this project is the time for maximum beatification of the area so suppressing the utilities would accomplish two things. 1) eliminate the pinch point (the pole) for emergency vehicles at the end of Franklin place (there will no longer be the exit road for access) and economize this project effort during construction since the area will be disturbed.

Finally repave 6 Franklin place only up to the 4 franklin place area which has been cut up and significantly bumpy and patched over the years to service utilities for the school etc.

Please lets set a meeting soon to discuss these issues and recommendations.

As I have said before 6 Franklin place is a unique road that has always shared a relationship with the high school and entrance way area.

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, May 28, 2021 10:39 AM
To: 'Sheehan, Dennis'
Cc: 'Seeley, Joel'; 'John Macero'; 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

I think we need to meet sooner rather than later. Lets set a date.

Can I get an expanded version like this map that includes the school building placement?

Thanks Mike

From: Sheehan, Dennis [<mailto:DSheehan@stoneham-ma.gov>]
Sent: Thursday, May 27, 2021 10:39 AM
To: Mike Rotondi
Cc: 'Seeley, Joel'; John Macero; 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Mike,

This is probably the best one for now. I will follow-up with our OPM regarding the next time he is in Town and we will reach back out.

Respectfully,

Dennis J. Sheehan

Town Administrator

Town of Stoneham

(781) 279-2600

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Thursday, May 27, 2021 10:22 AM
To: Sheehan, Dennis <DSheehan@stoneham-ma.gov>
Cc: 'Seeley, Joel' <jseeley@smma.com>; John Macero <jmacero@stonehamschools.org>; 'Marie Christie' <mariechristie@comcast.net>
Subject: RE: School Building Entrance road and configuration

That would be great. Mid to end of next week?

Is there a single map that can be sent to me with the level of detail to look at proposed entrance road, traffic flow and green space that would be helpful in a discussion?

Thanks Mike

From: Sheehan, Dennis [<mailto:DSheehan@stoneham-ma.gov>]
Sent: Wednesday, May 26, 2021 6:11 PM
To: Mike Rotondi
Cc: Seeley, Joel; John Macero; Marie Christie
Subject: RE: School Building Entrance road and configuration

Mike,

Should we try to meet on site sometime?

Respectfully,

Dennis J. Sheehan

Town Administrator

Town of Stoneham

(781) 279-2600

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Monday, May 17, 2021 12:49 PM
To: Sheehan, Dennis <DSheehan@stoneham-ma.gov>
Subject: School Building Entrance road and configuration

Just wondering if anyone is going to reach out to me?

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, May 07, 2021 9:44 AM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Marie

I never heard back from anyone. I notice there is a SSBC meeting on May 17th and community forum on May 26th.

Who should I speak to about some of my concerns and issues?

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, April 02, 2021 9:18 AM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Marie

The TA called me and we spoke briefly yesterday. Thank you for forwarding my email and concerns. Again, as I reiterated to him that I would like to be involved as early as possible in the process and contribute to coming up with creative ideas. Trying to develop something or a draft without my input would seem counterproductive, so I hope a project construction member gives me a call sooner rather than later. 781 572-8761

Because of the unique position of Franklin Place and that many students etc. use it like a giant sidewalk accessing the site (also water drainage issues coming from the high school as I mentioned to you before) safety would seem to be a high priority along with aesthetics. I hope the strategy would be to provide the most comprehensive betterment for the Franklin place road etc. and not the least while preserving its historical use.

Also, when I suggested an effective turn around I meant for potentially the end of franklin place not creating/adding more road service for the high school entrance area and/or congestion for Franklin place.

I look forward to hearing from someone on the planning/construction team.

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, March 26, 2021 2:45 PM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

OK

I am obviously more concerned about the building placement, traffic and landscape/site function issues rather than the interior of the building.

I just want to make sure such items are considered so they can be properly addressed and budgeted for as early in the process as possible.

Some time with the proper site engineer would probably be better than asking a million questions at an online meeting.

Should I get back to you if I do not hear from the TA or a project engineer?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]
Sent: Friday, March 26, 2021 2:10 PM
To: Mike Rotondi
Subject: Re: School Building Entrance road and configuration

Hi Mike,

The level of schematic design that you are looking for has not yet been developed. Because of state-mandated timelines, the architect is concentrating on developing the specs for the interior of the building and building construction costs. Our deadline for this submission to MSBA is June 28. That leaves us with 3 months to prepare. Landscaping details will probably be worked on at a later date. I will contact the TA regarding the info that was to be sent.

Marie

Marie

On Mar 26, 2021, at 9:26 AM, Mike Rotondi <mjrotondi@comcast.net> wrote:

Marie

I participated in the forum on Wednesday. I also spoke with the TA and I believe the construction manager just before the meeting started.

The TA took down my email and phone number. My understanding was that I would be sent some info/plans that would have the detail for me to review and comment.

I know it has only been a day, but I wanted to get the contact/info exchange going asap. If you have these emails please forward.

I would like to focus on the green space area that is planned for the Franklin Place side of the entrance. I think that can have a lot of positives, but the current high school configuration allows for trash pick up and safety vehicles to safely access the three houses on Franklin place by the current exit road. Without that access Franklin place is narrow and difficult to traverse. I think Franklin place needs to be widened slightly and have some type of paved turnaround that would need to go into the green space area so trash trucks and safety vehicles can turn around reasonably. This may not have been thought about in this configuration. I can speak with the site engineer etc. to throw some ideas around.

If you noticed I did pipe in about having some type of turn around in the back of the school for drop off (Boxwood Rd) for Colonial Park neighborhood. I don't think this can be underestimated people will not get out of driving up the main entrance unless it is made convenient. Any way to get more cars away from the Franklin street bottle neck is worth it.

If anything there will be more volume with the preK program going up at the High School. These prek people are drivers not walkers.

There does seem to be a nice perimeter walking trail around the site. I assume the preK area will have the outside walking trail fenced off from the preK outside play area?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]
Sent: Thursday, March 18, 2021 1:59 PM
To: Mike Rotondi
Subject: Re: School Building Preferred Option Plan

There is an abutters/neighborhood Forum #6 on Wed. Mar. 24. All abutters have been notified by the town. Plan to attend the virtual meeting and ask questions of the project mgr., architect, & construction company or Building Committee. They will take all questions after an updated presentation. I look forward to seeing you there, Mike.

Marie

On Mar 18, 2021, at 1:47 PM, Mike Rotondi <mjrotondi@comcast.net> wrote:

Marie

Do you know if they have this level of detail yet? If so, can I get a map sent to me or a contact person I can talk to?

Have you raised any of the issues I talked about before as the process moves forward?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]
Sent: Friday, January 22, 2021 11:50 AM
To: Mike Rotondi
Subject: Re: School Building Preferred Option Plan

Hi Mike,

Presently we do not have that level of detail developed for the project that you are requesting. It comes in the next phase after we hire a construction company. Currently we are in the process of selecting an appropriate construction company for our project. The final selection will be in Feb. This is all in keeping with the sequential MSBA guide lines. I will try to find some way you could enlarge that sketches we already have.

Marie

On Jan 21, 2021, at 10:28 AM, Mike Rotondi
<mjrotondi@comcast.net> wrote:

Marie

Thanks for taking time the other week to talk. I am wondering if you can email me or give me the contact persons email that can send me just the schematic map and/or landscape map of the preferred option plan or plans. 8 ½ by 11 pdf. Not the whole pdf proposal. I can open the different presentations but can not just print out a couple of the maps.

I am trying to better understand the school building, parking area in relationship to the 6 Franklin Place home. Also, I am trying to understand the roadway entrance and exit layout.

As we discussed I am hoping there is a buffer/greenway strip between the house and parking area. Also, an entire greenway strip around the perimeter of the school grounds seems to make sense, obviously interrupted by the necessary sidewalks and roads.

As I discussed with you having some type of vehicle turnaround and drop off at the back of the school area utilizing Boxwood Rd would help elevate traffic from that neighborhood instead of cars coming up Franklin Street to the bottle neck. Also, a good drop off area at the end of Benjamin terrace.

Finally granite curbing all the way up and down the entrance roads
for long lasting sidewalks that would stand up to plowing.

Thanks Mike

From: Michael Rotondi [<mailto:rotondimike@gmail.com>]
Sent: Thursday, January 21, 2021 9:54 AM
To: Mike Rotondi
Subject: Fwd: School Building

----- Forwarded message -----

From: **Michael Rotondi** <rotondimike@gmail.com>
Date: Fri, Jan 8, 2021, 2:34 AM
Subject: Re: School Building
To: Comcast <mariechristie@comcast.net>

781 572-8761

Thanks

On Fri, Jan 8, 2021, 12:30 AM Comcast <mariechristie@comcast.net>
wrote:

I would be happy to. Please email your phone #. Happy New Year!

Marie

Sent from my iPad

> On Jan 7, 2021, at 7:19 PM, Michael Rotondi
> <rotondimike@gmail.com> wrote:

>

>

> Marie

>
> This is Mike Rotondi. Can I give you a call about the school
building option?
>
> Thanks Mike

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Project Minutes

Project: New Stoneham High School
 Prepared by: Joel Seeley
 Re: Franklin Place Neighbors Meeting
 Location: Franklin Place
 Distribution: Attendees, J. Macero, SSBC (MF)

Project No.: 20033
 Meeting Date: 6/8/2022
 Time: 12:00pm
 Meeting No: 2

Attendees:

PRESENT	NAME	AFFILIATION
✓	Mr. Rotondi	6 Franklin Place
✓	Mr. Develin	4 Franklin Place
✓	Mr. Walters	155 Franklin Street
✓	Dennis Sheehan	Town Administrator
✓	John Macero	Superintendent of Schools
✓	David Warner	Warner Larson
✓	Stephen Messinger	Perkins&Will
✓	Steven Banak	Consigli Construction
✓	Justin Bolla	Consigli Construction
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.01	Record	J. Seeley reviewed the Design Development Value Management process and the changes to the site plan and traffic signals since the 3/9/22 Franklin Place meeting and distributed excerpts from Site Plans C5-01, C5-02, L02-01, L02-02, L03-01, L03-02, L04-01, L04-02, Existing High School Drainage Area to Franklin Place CB Plan and Proposed High School Drainage Area to Franklin Place CB Plan, dated 5/27/22 and attached.
2.02	D. Sheehan D. Warner Design Team	D. Warner reviewed the Site Plans. Discussion: <ol style="list-style-type: none"> D. Warner reviewed driveway configuration and drainage improvements included with the school project which received favorable response from the Franklin Place residents. D. Sheehan to review snow plowing method of the new school exit drive with DPW. Franklin Place residents and D. Sheehan to review repaving of existing Franklin Place and sidewalk as a future Town project. D. Warner confirmed the drainage swale in front of #6 Franklin Place has grass covering.

Item #	Action	Discussion
		<ol style="list-style-type: none">5. D. Warner to add Emergency-Use-Only sign at the Entry Drive-to-Exit Drive Connector.6. Design Team to review the implications of a future tie-in to the new underground electrical and communication ductbanks to the new school, by the Franklin Place residents, to allow for the future removal of the four existing utility poles along Franklin Place.7. New light fixture mounted on existing utility pole by Town is proposed to be on the middle pole near #4 Franklin Place.8. The existing gas main to the existing high school will be disconnected as the new high school is an all-electric building.9. D. Warner reviewed the PV Canopy in the East Parking Lot and noted that the PV Canopy adjacent to #6 Franklin Place was removed from the project.10. D. Sheehan to review grass mowing frequency with J. Macero.
2.03	S. Banak	<p>S. Banak reviewed the construction vehicle entry, exit and parking and showed the location of the construction fence, including the access gate from the existing Exit Drive to Franklin Place.</p> <p>Discussion:</p> <ol style="list-style-type: none">1. D. Sheehan indicated the garbage trucks will back up Franklin Place during the construction period.2. S. Banak to review overall length of setback from Franklin Street to the construction gate entrance.

Attachments: Email from M. Rotondi, dated 5/23/22, Excerpts from Site Plans C5-01, C5-02, L02-01, L02-02, L03-01, L03-02, L04-01, L04-02, Existing High School Drainage Area to Franklin Place CB Plan, and Proposed High School Drainage Area to Franklin Place CB Plan

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

Franklin Place meeting June 8th

Mike Rotondi <mjrotondi@comcast.net>

Mon 5/23/2022 9:46 AM

To: Seeley, Joel <jseeley@smma.com>; 'Edward Walters' <kanahay@gmail.com>; 'Terence Devlin' <terencejdevlin@gmail.com>
Cc: 'Marie Christie' <mariechristie@comcast.net>; 'David Bois' <bois@arrowstreet.com>; 'John Macero' <jmacero@stonehamschools.org>; 'Sheehan, Dennis' <DSheehan@stoneham-ma.gov>; 'David Warner' <DWarner@warnerlaron.com>; 'Trivas, Brooke' <Brooke.Trivas@perkinswill.com>; Lyons, Kristy <klyons@Consigli.com>; 'Todd Mccabe' <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>

I can be available June 8th at 10 am. We need a map with a clear depiction of existing conditions and what is being proposed.

We also need written responses to our requests and concerns in prior emails. Some of them are outlined below.

- 1) Pushing school road way and side walk away from Franklin place as much as possible.
- 2) Safety and trash pick up with road access and improvements
- 3) Construction fence location and impact to residences especially trash and safety
- 4) Maximizing green space as much as possible and addressing all franklin place requests/concerns to mitigate impacts.
- 5) Minimizing slopes and grades in green space area
- 6) Minimizing visual impacts and proving green mitigation buffers (roadway and solar canopy adjustments, lighting, drainage)
- 7) A weekly mowing, landscape and maintenance plan especially for those green space areas in front of the homes.

I was disappointed that we could have been notified about meetings by email especial since I requested that in my April 4th email. Mail notices are unreliable and can be missed when on vacation. I had requested email notices be sent to the 3 Franklin place residences in advance.

I am also concerned that these issues are being discussed so late with potential construction starting soon after the school year ends.

Thanks Mike

From: Seeley, Joel [mailto:jseeley@smma.com]

Sent: Friday, May 20, 2022 1:38 PM

To: Edward Walters; Terence Devlin; Mike Rotondi

Cc: Marie Christie; David Bois; John Macero; Sheehan, Dennis; David Warner; Trivas, Brooke; Lyons, Kristy; Todd Mccabe; 20033 - Stoneham HS OPM Services; Traniello, Sarah; Smith, Robert

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Messrs. Walters, Devlin and Rotondi,

Are you available to meet on Wednesday, June 8 at 10:00am?

Please let us know, thanks Joel

Joel G. Seeley, AIA, LEED AP BD+C

COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Seeley, Joel <jseeley@smma.com>

Sent: Wednesday, May 18, 2022 12:38 PM

To: Edward Walters <kanahay@gmail.com>; Terence Devlin <terencejdevlin@gmail.com>; Mike Rotondi <mjrotondi@comcast.net>

Cc: Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarsen.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Lyons, Kristy <klyons@Consigli.com>; Todd Mccabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Messrs. Walters, Devlin and Rotondi,

The Landscape Architect will have the updated site plans complete the end of this month.

We are anticipating scheduling a meeting with you the morning of either June 8, 9 or 10.

Do these days work for you?

Please let us know, thanks, Joel

Joel G. Seeley, AIA, LEED AP BD+C

COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Edward Walters <kanahay@gmail.com>

Sent: Monday, May 9, 2022 12:25 PM

To: Seeley, Joel <jseeley@smma.com>

Cc: Terence Devlin <terencejdevlin@gmail.com>; Mike Rotondi <mjrotondi@comcast.net>; Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarsen.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Todd Mccabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Thank you for the update.

On Mon, May 9, 2022, 7:13 AM Seeley, Joel <jseeley@smma.com> wrote:

Mr. Devlin,

The Landscape Architect is in the process of updating the site plans to reflect the value management decisions of the School Building Committee.

They anticipate having the plans updated in approximately two weeks, then a follow-up meeting with the Franklin Place residents can be scheduled.

We will determine the date and time with you.

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C

COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

From: Terence Devlin <terencejdevlin@gmail.com>

Sent: Friday, May 6, 2022 10:26 AM

To: Mike Rotondi <mjrotondi@comcast.net>

Cc: Seeley, Joel <jseeley@smma.com>; Kanahay@gmail.com <Kanahay@gmail.com>; Marie Christie <mariechristie@comcast.net>; David Bois <bois@arrowstreet.com>; John Macero <jmacero@stonehamschools.org>; Sheehan, Dennis <DSheehan@stoneham-ma.gov>; David Warner <DWarner@warnerlarson.com>; Trivas, Brooke <Brooke.Trivas@perkinswill.com>; Todd Mccabe <tmccabe@consigli.com>; 20033 - Stoneham HS OPM Services <20033@smma.com>; Traniello, Sarah <straniello@smma.com>; Smith, Robert <rsmith@smma.com>

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Franklin Place has always abutted the exit lanes of the existing High School access road. The roads were fitted together when constructed and share common storm drains and curbing

The proposed Major changes to the High School access roads outlined at the April 27, 2022 meeting has created many concerns.

A Site Meeting at Franklin Place as soon as possible is necessary . I have checked with the other parties on Franklin Place and we are available next week (Monday May 9 - Friday 13). I will suggest 9am on Tuesday or Thursday.

Please provide detailed drawings before the meeting including:

- 1) General Layout
- 2) Landscaping with proposed elevations
- 3) Utilities- Above and below grade
- 4) Lighting Plan
- 5) Drainage

Concerns include:

(The drawings used at the April 27 meeting were so lacking in detail that it was impossible to make any exact observations, However)

- 1)The changes are relocating some or all of the green space (that was acting as a buffer for the Franklin Place neighborhood) to the island between the proposed single entrance lane and the double exit lanes.
-How has the change to the layout impacted the spacing of the walking path to the exit lane and Franklin Place.

- The exact positioning of the access road and its changes to elevation and spacing of plantings in the green space
- 2)The concerns of access to Franklin Place are seeming to be made worse with the proposed changes.
 - the turn around that was on previous drawings was omitted
 - the pinch point at the junction of Franklin place had two electrical junction/switching gear boxes in the line of sight for oncoming traffic while exiting Franklin Place.
 - at the junction of Franklin Place/Franklin St the width of the opening is approx 12ft the existing utility pole and curbing should be moved or removed to increase visibility and nothing should be located there that will add to an existing access/safety problem.
- 3) Drainage issues need to be reviewed with attention to the only storm drain on Franklin Place and it's reliance on the only storm drain on the lower exit lane of the H.S. access road.
 - at the site meeting it was decided to retain the shade trees in front of 6 Franklin Place
 - also it was decided to replace any drainage culvert or prominent swale with several storm drains.
 - also the 48" drain pipe that the storm drain on Franklin Place and the lone storm drain on the lower exit lane of the access road are connected to was to remain in service
 - also any new storm drains installed on Franklin Place or the access road would be directed to the town storm water system on Franklin Street
- 4) Allowances should be in the final layout of the High School access road for the width of Franklin Place to be increased to meet the standards of a municipal road that can be accepted by the town of Stoneham.
- 5) The Blocking of the Existing Exit Lane during the Construction Process (for approximately 2 years) is creating concerns about safety, accessibility to town services.

Thank You,
Terry Devlin
terencejdevlin@gmail.com
(781) 775-6401

 Virus-free. www.avg.com

On Thu, Apr 14, 2022 at 1:20 PM Mike Rotondi <mjrotondi@comcast.net> wrote:

Here is the High School pamphlet rendering attached.

Thanks Mike

From: Mike Rotondi [mailto:mjrotondi@comcast.net]

Sent: Thursday, April 14, 2022 1:14 PM

To: 'Seeley, Joel'; 'Terencejdevlin@gmail.com'; 'Kanahay@gmail.com'

Cc: 'Marie Christie'; 'David Bois'; 'John Macero'; 'Sheehan, Dennis'; 'David Warner'; 'Trivas, Brooke'; 'Todd Mccabe'; '20033 - Stoneham HS OPM Services'; 'Traniello, Sarah'; 'Smith, Robert'

Subject: RE: (Request a Meeting) School Building Entrance road and configuration

I appreciate the follow up email. Unfortunately the 19th falls on vacation week and I will be away with my kids as many other abutters may be etc.

I would recommend pushing off such a meeting to the first week of May if possible. Obviously I would participate and have input.

Again, before such meetings if there are draft proposals or what you may call “value management options” it makes sense to have those options available to interested parties well in advance of a meeting so thoughtful input can be reviewed vs having to create suggestions on the fly at a meeting where you do not know what options are going to be presented.

I think the team, school building committee etc. should go the extra mile for the Franklin place residents because of the unique long term relationship with the school entrance, esthetic view, historical use, safety, services and potential value impacts to those properties.

The franklin place residents and school have had to deal with the condo complex and its Berlin wall since the early 80's (that development is another whole story). Now we, especially 6 franklin place is looking to be surrounded with infrastructure such as a solar canopy, massive ramp extending from the tennis courts around the front of the property where as proposed concentrates/funnels/elevates all the foot/car traffic right in the front yard?

The franklin place residents should be at the table to discuss these options proactively to help create the “value management options” not just respond to determinations after the fact by the school building committee.

I have attached the pamphlet rendering that was distributed prior to the October 4, 2021 and Nov. 2, 2021 ballot vote. It seems to show a straighter entrance road configuration with room to move it further away from Franklin place. Furthermore, there is room to push back the entire foot print of the building toward the Boxwood/Fieldstone road area providing more breathing space up front and maximizing more of the crest of the hill, which would reduce ramp grades and road work configurations.

Again, I request that these emails be part of the record especially if I am unable to attend.

Thanks

From: Seeley, Joel [<mailto:jseeley@smma.com>]

Sent: Thursday, April 14, 2022 11:13 AM

To: Mike Rotondi; Terencejdevlin@gmail.com; Kannahay@gmail.com

Cc: Marie Christie; David Bois; 'John Macero'; Sheehan, Dennis; David Warner; Trivas, Brooke; Todd Mccabe; 20033 - Stoneham HS OPM Services; Traniello, Sarah; Smith, Robert

Subject: Re: (Request a Meeting) School Building Entrance road and configuration

Mr. Rotondi,

The School Building Committee has been reviewing value management options related to the entry drive and traffic signals and has a meeting scheduled for next week on April 19. Once the School Building Committee has made their determination on the value management options and the design team incorporates, a follow-up meeting with the Franklin Place residents can be scheduled.

We will determine the date and time with you.

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C

COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

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From: Mike Rotondi <mjrotondi@comcast.net>
Sent: Monday, April 4, 2022 11:02 AM
To: 'Sheehan, Dennis' <DSheehan@stoneham-ma.gov>; Seeley, Joel <jseeley@smma.com>; dwarner@warnerlarson.com <dwarner@warnerlarson.com>; mariechristie@comcast.net <mariechristie@comcast.net>
Cc: 'John Macero' <jmacero@stonehamschools.org>; Terencejdevlin@gmail.com <Terencejdevlin@gmail.com>; Kanahay@gmail.com <Kanahay@gmail.com>
Subject: (Request a Meeting) School Building Entrance road and configuration

I wanted to send another follow up email. We are requesting another site visit with the team to discuss possible options on the entrance way and how it effects the Franklin place residences. I have not heard back about the email I sent on March 10th.

I had received a email with draft meeting minutes. It was a large file and I was not able to print t it out on my system. I asked the TA at the town hall if he could send me a print out. I have not received one yet. It was a surprise to me that our initial walk through and explanation discussion was turned into meeting minutes. I have not seen the full print out so I can not agree to accept them as a full representation of what was discussed. It makes more sense now to have another meeting after finally getting a better understanding of what is being proposed. Furthermore these emails should be made a part of that meeting minute record.

Just to recap I have been sending information request emails since January 2021. The team brought one of my several emails dated 7/1/21 to discuss initial concerns especially about fire/police and trash safety and access issues along with design.

It was not until March 9, 2022 that a full explanation of the design changes have been explained to the Franklin place residences. I was asking for this detail well over a year prior and could not speak at town meeting intelligently without any prior knowledge since it was not provided.

If there are any direct abutters meetings being planned or proposed please notify us by email in advance.

Unlike other abutters in the area the Franklin place residences have had access and a joint relationship with the high school exit road for services and joint use for over 50 years. I also confirmed that Franklin place was paved and paid for by the town as a part of the original high school construction. As we have discussed before police, fire and trash have all been serviced to franklin place by the exit road since 1968. This also includes the high school crossing guard who has parked at the end of franklin place for over 50 years. Also unique to Franklin place is that the high school has been the front yard for these homes, whereas other abutters the high school is there back yard.

The current design can and should follow the existing grade and conditions as much as possible. The current design has the new sidewalk coming up from franklin street and instead of following straight up toward the existing school it pushes the roadway and pedestrian sidewalk traffic over towards Franklin place, especially squeezing 6 Franklin place where the main foot traffic will be up to the existing outside sidewalk location at a substantially higher/rising grade.

This creates a substantial bowl area in front of the home and places foot and car traffic at a higher level looking directly into 6 Franklin place with a higher/main volume of foot traffic very close to the home. It also substantially effects the front yard view and access of the surrounding area. I have attached a panoramic picture of existing conditions to full understand the dramatic change being proposed.

My over 50 year experience with this type of grade change and bowl effect is on the other side of the school entrance way with the backyards of Emerald court along the entrance road. This grass areas does not get mowed and becomes a vortex of trash and leaves. This is not an acceptable outcome for this design and is unnecessary given the room to push the entrance and walkway further away from franklin place. I detailed my suggested design changes in my email sent on Mach 10th with attached maps. There is plenty of room to do it with the existing conditions and creates a more reasonable grade to meet up with the parameters of the new school location without having to create a substantial ramp to meet the high grade of the tennis courts that is close to 6 Franklin place. I have not had anyone reach out to discuss options.

I am also very concerned about the construction fencing that will cut off franklin place from the exit road for maybe well over a year maybe 2 years? This creates a significant safety concern for public safety access, which emphasizes the

pinch point and utility pole at the end of Frank place by franklin street. I am not sure a construction fence needs to go all the way down to franklin street? Having the first turn around area available at the high school for all safety vehicles seems reasonable. The construction gate could just end somewhere before the first turn around point on the current access high school road area. Again, this substantial elevation and grade change will contribute more problems and expense as proposed, especially when there is a reasonable alternative of maintaining a similar grade and pushing the access road and walkway away from franklin place.

I would like to set up a meeting for next week before April school vacation.

Thanks

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Thursday, March 10, 2022 10:27 AM
To: 'Sheehan, Dennis'; 'Seeley, Joel'; 'dwarner@warnerlarsen.com'
Cc: 'John Macero'; 'Terencejdevlin@gmail.com'; 'Kanhay@gmail.com'
Subject: School Building Entrance road and configuration (March 9th site visit)

Thank you for the site meeting yesterday. I think this discussion and walk through with maps was helpful in understanding some of our concerns.

As I have said from the beginning the green space can be looked at as a positive if done right and maximized.

I hope this does not take on a feeling of putting the cart before the horse as we move forward or as and after thought.

The perspective most people have had on viewing the project is of a one dimensional overview when looking at a map.

It is evident that the greatest change to the entrance road is that it will increase significantly in elevation as you head toward the school over existing conditions. I think this was done primarily to meet the higher grade of the tennis courts and entrance area, which is closest to my house. This will create a significant bowl or sloping effect in the green space area which is most dramatic at 6 Franklin place and less as you go toward Franklin street.

I have mocked up two maps that I have attached, which proposes slightly shifting the entrance and exit road over more with a straighter configuration matching its existing conditions which I believe will accomplish two important aspects. 1) minimizing the grade elevation of the road as you head toward the school and maximize green space area for the franklin place residents with minimal sloping and/or no swale (we do not want this to be a drainage retention area).

Shifting the entrance/exit road and sidewalk over more toward its existing conditions will provide a better buffer and more harmonious flow of the grade for everyone.

You may also want to consider shifting the whole building parameters back toward the boxwood Road location or what I would consider the back of the parking lot. Even squeezing an additional 25 feet or less could help with minimizing grade increases especially at the tennis courts/ledge area entrance.

Also I included a pic of my current view of the tennis courts. In addition to getting some green buffering I would not like to have a view of a solar canopy. I think it is reasonable that shifting the canopy (about 6 car spaces worth) to another place in the parking lot as I have suggested on the map can accomplish this.

I think we all liked the turn around paved area that cuts across the entrance way for emergency vehicles that is in front of 4 franklin place. I say the wider the better especially toward the franklin place road with a curve that I included on the map. I also suggested a removable Ballard on the school exit road edge.

Given the drainage concerns we raised especially for 4 franklin place it would be critical to keep the drainage basins operational that are on both Franklin place which is connected to the exit road one that is about 12 feet way.

Furthermore I can not say this with more concern that I do not want the two red maple trees removed. They were planted by my grandfather over 50 years ago and are beautiful in the fall and are part of the historical use of that area.

Finally, this project is the time for maximum beautification of the area so suppressing the utilities would accomplish two things. 1) eliminate the pinch point (the pole) for emergency vehicles at the end of Franklin place (there will no longer be the exit road for access) and economize this project effort during construction since the area will be disturbed.

Finally repave 6 Franklin place only up to the 4 franklin place area which has been cut up and significantly bumpy and patched over the years to service utilities for the school etc.

Please lets set a meeting soon to discuss these issues and recommendations.

As I have said before 6 Franklin place is a unique road that has always shared a relationship with the high school and entrance way area.

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, May 28, 2021 10:39 AM
To: 'Sheehan, Dennis'
Cc: 'Seeley, Joel'; 'John Macero'; 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

I think we need to meet sooner rather than later. Lets set a date.

Can I get an expanded version like this map that includes the school building placement?

Thanks Mike

From: Sheehan, Dennis [<mailto:DSheehan@stoneham-ma.gov>]
Sent: Thursday, May 27, 2021 10:39 AM
To: Mike Rotondi
Cc: 'Seeley, Joel'; John Macero; 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Mike,

This is probably the best one for now. I will follow-up with our OPM regarding the next time he is in Town and we will reach back out.

Respectfully,

Dennis J. Sheehan
Town Administrator
Town of Stoneham
(781) 279-2600

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Thursday, May 27, 2021 10:22 AM
To: Sheehan, Dennis <DSheehan@stoneham-ma.gov>
Cc: 'Seeley, Joel' <jseeley@sma.com>; John Macero <jmacero@stonehamschools.org>; 'Marie Christie' <mariechristie@comcast.net>
Subject: RE: School Building Entrance road and configuration

That would be great. Mid to end of next week?

Is there a single map that can be sent to me with the level of detail to look at proposed entrance road, traffic flow and green space that would be helpful in a discussion?

Thanks Mike

From: Sheehan, Dennis [<mailto:DSheehan@stoneham-ma.gov>]
Sent: Wednesday, May 26, 2021 6:11 PM
To: Mike Rotondi
Cc: Seeley, Joel; John Macero; Marie Christie
Subject: RE: School Building Entrance road and configuration

Mike,
Should we try to meet on site sometime?

Respectfully,

Dennis J. Sheehan
Town Administrator
Town of Stoneham
(781) 279-2600

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Monday, May 17, 2021 12:49 PM
To: Sheehan, Dennis <DSheehan@stoneham-ma.gov>
Subject: School Building Entrance road and configuration

Just wondering if anyone is going to reach out to me?

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, May 07, 2021 9:44 AM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Marie

I never heard back from anyone. I notice there is a SSBC meeting on May 17th and community forum on May 26th.

Who should I speak to about some of my concerns and issues?

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, April 02, 2021 9:18 AM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

Marie

The TA called me and we spoke briefly yesterday. Thank you for forwarding my email and concerns. Again, as I reiterated to him that I would like to be involved as early as possible in the process and contribute to coming up with creative ideas. Trying to develop something or a draft without my input would seem counterproductive, so I hope a project construction member gives me a call sooner rather than later. 781 572-8761

Because of the unique position of Franklin Place and that many students etc. use it like a giant sidewalk accessing the site (also water drainage issues coming from the high school as I mentioned to you before) safety would seem to be a high priority along with aesthetics. I hope the strategy would be to provide the most comprehensive betterment for the Franklin place road etc. and not the least while preserving its historical use.

Also, when I suggested an effective turn around I meant for potentially the end of franklin place not creating/adding more road service for the high school entrance area and/or congestion for Franklin place.

I look forward to hearing from someone on the planning/construction team.

Thanks Mike

From: Mike Rotondi [<mailto:mjrotondi@comcast.net>]
Sent: Friday, March 26, 2021 2:45 PM
To: 'Marie Christie'
Subject: RE: School Building Entrance road and configuration

OK

I am obviously more concerned about the building placement, traffic and landscape/site function issues rather than the interior of the building.

I just want to make sure such items are considered so they can be property address and budgeted for as early in the process as possible.

Some time with the proper site engineer would probably be better than asking a million questions at a online meeting.

Should I get back to you if I do not hear fro the TA or a project engineer?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]
Sent: Friday, March 26, 2021 2:10 PM
To: Mike Rotondi
Subject: Re: School Building Entrance road and configuration

Hi Mike,

The level of schematic design that you are looking for have not yet been developed. Because of state mandated timelines, the architect is concentrating on developing the specs for the interior of the building and building construction costs. Our deadline for this submission to MSBA is June 28. That leave us with 3 months to prepare. Landscaping details will probably worked on at a later date. I will contact the TA regarding the info that was to be sent.

Marie

Marie

On Mar 26, 2021, at 9:26 AM, Mike Rotondi <mjrotondi@comcast.net> wrote:

Marie

I participated in the forum on Wednesday. I also spoke with the TA and I believe the construction manager just before the meeting started.

The TA took down my email and phone number. My understanding was that I would be sent some info/plans that would have the detail for me to review and comment.

I know it has only been a day, but I wanted to get the contact/info exchange going asap. If you have these emails please forward.

I would like to focus on the green space area that is planned for the Franklin Place side of the entrance. I think that can have a lot of positives, but the current high school configuration allows for trash pick up and safety vehicles to safely access the three houses on Franklin place by the current exit road. Without that access Franklin place is narrow and difficult to traverse. I think Franklin place needs to be widened slightly and have some type of paved turnaround that would need to go into the green space area so trash trucks and safety vehicles can turn around reasonably. This may not have been thought about in this configuration. I can speak with the site engineer etc. to throw some ideas around.

If you noticed I did pipe in about having some type of turn around in the back of the school for drop off (Boxwood Rd) for Colonial Park neighborhood. I don't think this can be underestimated people will not get out of driving up the main entrance unless it is made convenient. Any way to get more cars away from the Franklin street bottle neck is worth it.

If anything there will be more volume with the preK program going up at the High School. These preK people are drivers not walkers.

There does seem to be a nice perimeter walking trail around the site. I assume the preK area will have the outside walking trail fenced off from the preK outside play area?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]

Sent: Thursday, March 18, 2021 1:59 PM

To: Mike Rotondi

Subject: Re: School Building Preferred Option Plan

There is an abutters/neighborhood Forum #6 on Wed. Mar. 24. All abutters have been notified by the town. Plan to attend the virtual meeting and ask questions of the project mgr., architect, & construction company or Building Committee. They will take all questions after an updated presentation. I look forward to seeing you there, Mike.

Marie

On Mar 18, 2021, at 1:47 PM, Mike Rotondi <mjrotondi@comcast.net> wrote:

Marie

Do you know if they have this level of detail yet? If so, can I get a map sent to me or a contact person I can talk to?

Have you raised any of the issues I talked about before as the process moves forward?

Thanks Mike

From: Marie Christie [<mailto:mariechristie@comcast.net>]

Sent: Friday, January 22, 2021 11:50 AM

To: Mike Rotondi

Subject: Re: School Building Preferred Option Plan

Hi Mike,

Presently we do not have that level of detail developed for the project that you are requesting. It comes in the next phase after we hire a construction company. Currently we are in the process of selecting an appropriate construction company for our project. The final selection will be in Feb. This is all in keeping with the sequential MSBA guide lines. I will try to find some way you could enlarge that sketches we already have.

Marie

On Jan 21, 2021, at 10:28 AM, Mike Rotondi
<mjrotondi@comcast.net> wrote:

Marie

Thanks for taking time the other week to talk. I am wondering if you can email me or give me the contact persons email that can send me just the schematic map and/or landscape map of the preferred option plan or plans. 8 ½ by 11 pdf. Not the whole pdf proposal. I can open the different presentations but can not just print out a couple of the maps.

I am trying to better understand the school building, parking area in relationship to the 6 Franklin Place home. Also, I am trying to understand the roadway entrance and exit layout.

As we discussed I am hoping there is a buffer/greenway strip between the house and parking area. Also, an entire greenway strip around the perimeter of the school grounds seems to make sense, obviously interrupted by the necessary sidewalks and roads.

As I discussed with you having some type of vehicle turnaround and drop off at the back of the school area utilizing Boxwood Rd would help elevate traffic from that neighborhood instead of cars coming up Franklin Street to the bottle neck. Also, a good drop off area at the end of Benjamin terrace.

Finally granite curbing all the way up and down the entrance roads for long lasting sidewalks that would stand up to plowing.

Thanks Mike

From: Michael Rotondi [<mailto:rotondimike@gmail.com>]
Sent: Thursday, January 21, 2021 9:54 AM
To: Mike Rotondi
Subject: Fwd: School Building

----- Forwarded message -----

From: Michael Rotondi <rotondimike@gmail.com>
Date: Fri, Jan 8, 2021, 2:34 AM
Subject: Re: School Building
To: Comcast <mariechristie@comcast.net>

781 572-8761
Thanks

On Fri, Jan 8, 2021, 12:30 AM Comcast <mariechristie@comcast.net> wrote:

I would be happy to. Please email your phone #. Happy New Year!

Marie

Sent from my iPad

> On Jan 7, 2021, at 7:19 PM, Michael Rotondi <rotondimike@gmail.com> wrote:

>

>

> Marie

>

> This is Mike Rotondi. Can I give you a call about the school building option?

>

> Thanks Mike

Confidentiality Notice

This electronic message and any attached files contain information from the Town of Stoneham that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

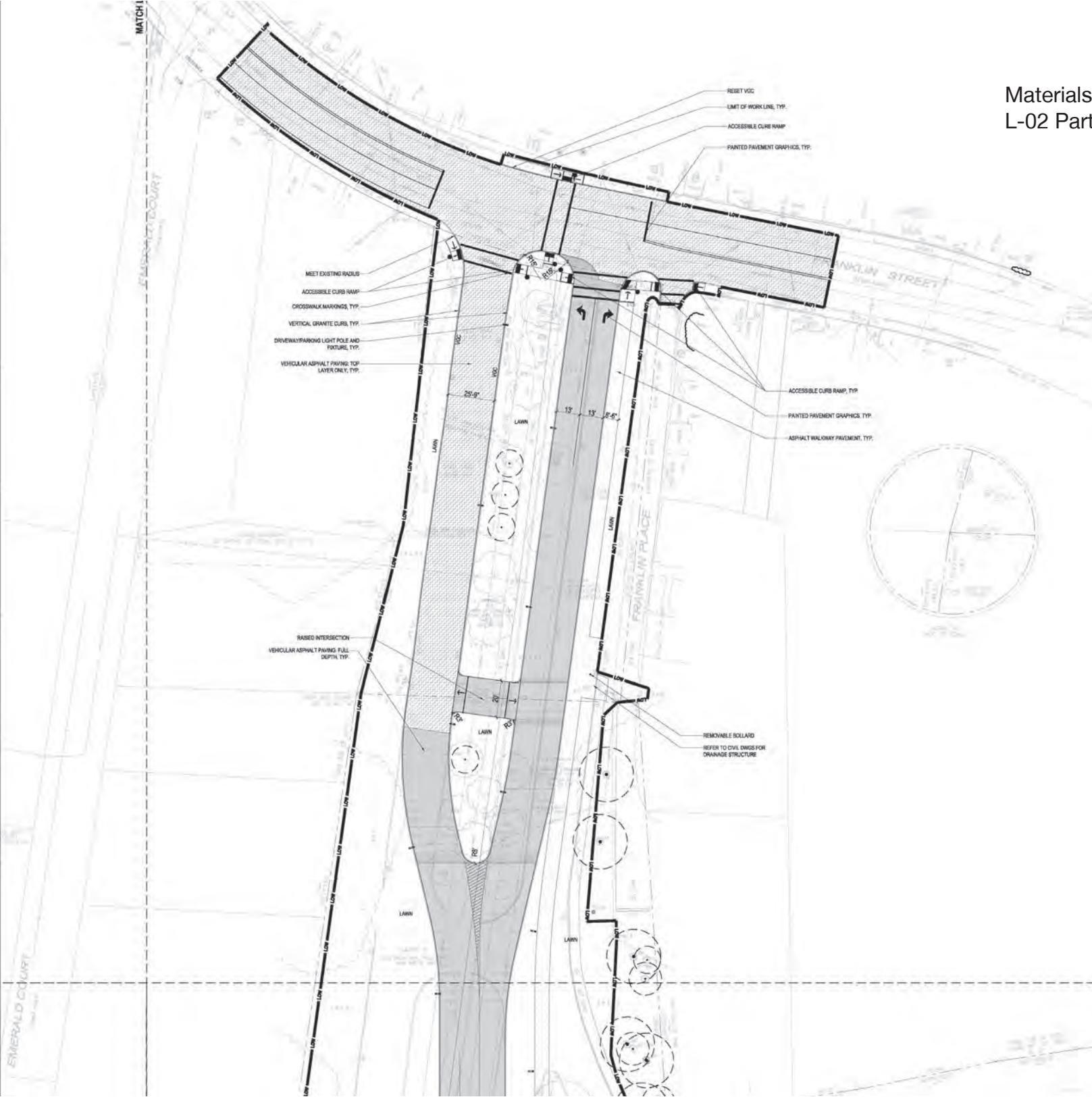
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Virus-free. www.avg.com

Materials and Layout L-02 Part A



- MEET EXISTING RADIUS
- ACCESSIBLE CURB RAMP
- CROSSWALK MARKINGS, TYP.
- VERTICAL GRANITE CURB, TYP.
- DRIVEWAY/PARKING LIGHT POLE AND FIXTURE, TYP.
- VEHICULAR ASPHALT PAVING TOP LAYER ONLY, TYP.

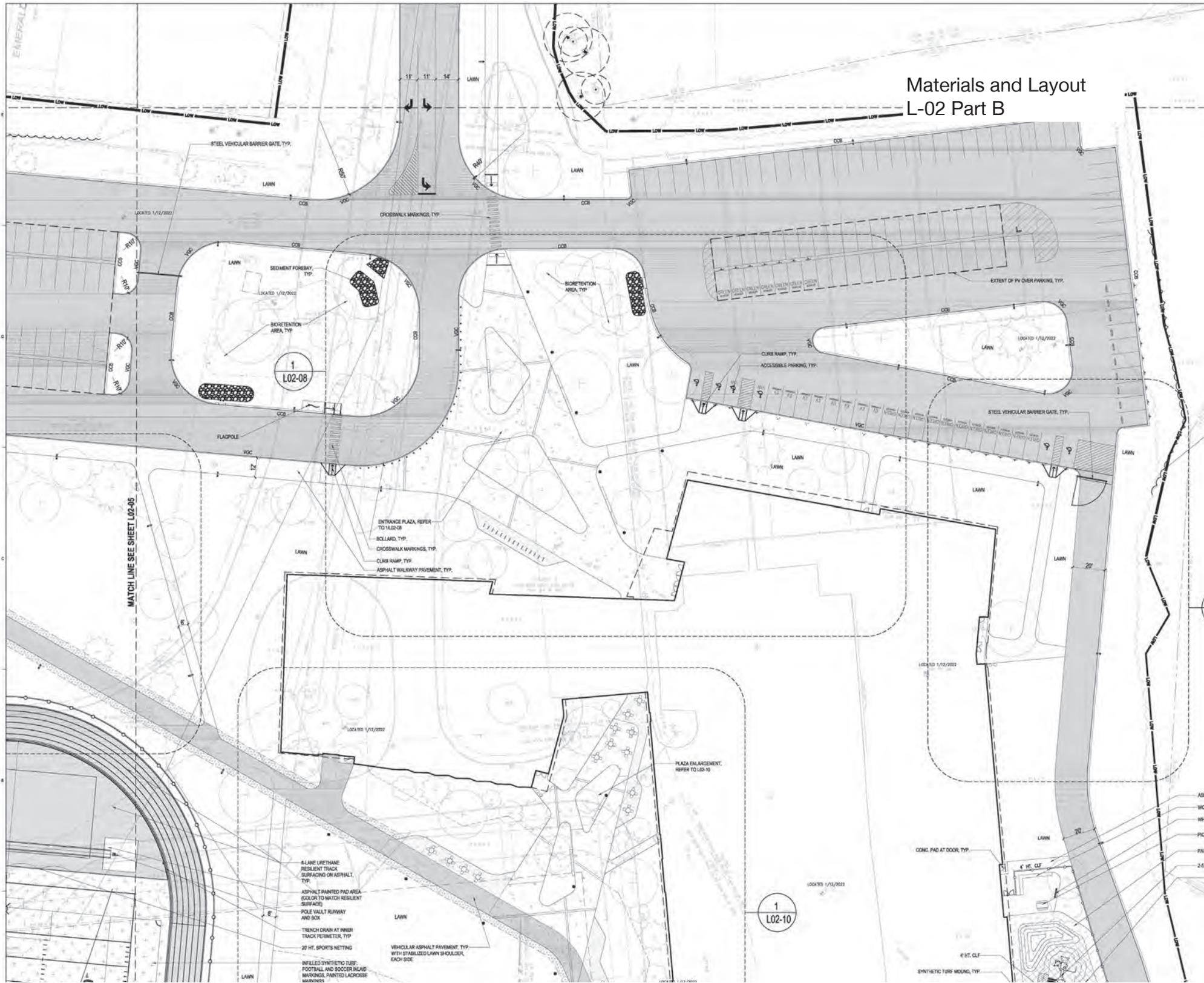
- RESET VGC
- LIMIT OF WORK LINE, TYP.
- ACCESSIBLE CURB RAMP
- PAINTED PAVEMENT GRAPHICS, TYP.

- ACCESSIBLE CURB RAMP, TYP.
- PAINTED PAVEMENT GRAPHICS, TYP.
- ASPHALT WALKWAY PAVEMENT, TYP.

- RAISED INTERSECTION
- VEHICULAR ASPHALT PAVING FULL DEPTH, TYP.

- REMOVABLE BOLLARD
- REFER TO CIVIL DWGS FOR DRAINAGE STRUCTURE

Materials and Layout L-02 Part B



STEEL VEHICULAR BARRIER GATE, TYP.
LAWN
COB
VOC
LOCATED 1/11/2022
CROSSWALK MARKINGS, TYP.
RAMP
LAWN
COB

SEDIMENT FOREBAY, TYP.
LOCATED 1/12/2022
BIORETENTION AREA, TYP.
LAWN
COB
VOC
1
L02-08
FLAGPOLE
VOC

CURB RAMP, TYP.
ACCESSIBLE PARKING, TYP.
LAWN
COB
VOC
EXTENT OF PV OVER PARKING, TYP.
LOCATED 1/12/2022
LAWN
COB
VOC
STEEL VEHICULAR BARRIER GATE, TYP.

ENTRANCE PLAZA, REFER TO L02-08
BOLLARD, TYP.
CROSSWALK MARKINGS, TYP.
CURB RAMP, TYP.
ASPHALT WALKWAY PAVEMENT, TYP.

LOCATED 1/11/2022

PLAZA ENLARGEMENT, REFER TO L02-09

SLABE URETHANE RESILIENT TRACK SURFACING ON ASPHALT, TYP.
ASPHALT PAINTED PAD AREA (COLOR TO MATCH RESILIENT SURFACE)
POLE VAULT RUNWAY AND BOX
TRENCH DRAIN AT INNER TRACK PERIMETER, TYP.
20 HT. SPORTS NETTING
INFILLED SYNTHETIC TURF: FOOTBALL AND SOCCER INLAD MARKINGS, PAINTED LACROSSE MARKINGS
VEHICULAR ASPHALT PAVEMENT, TYP. WITH STABILIZED LAWN SHOULDER, EACH SIDE

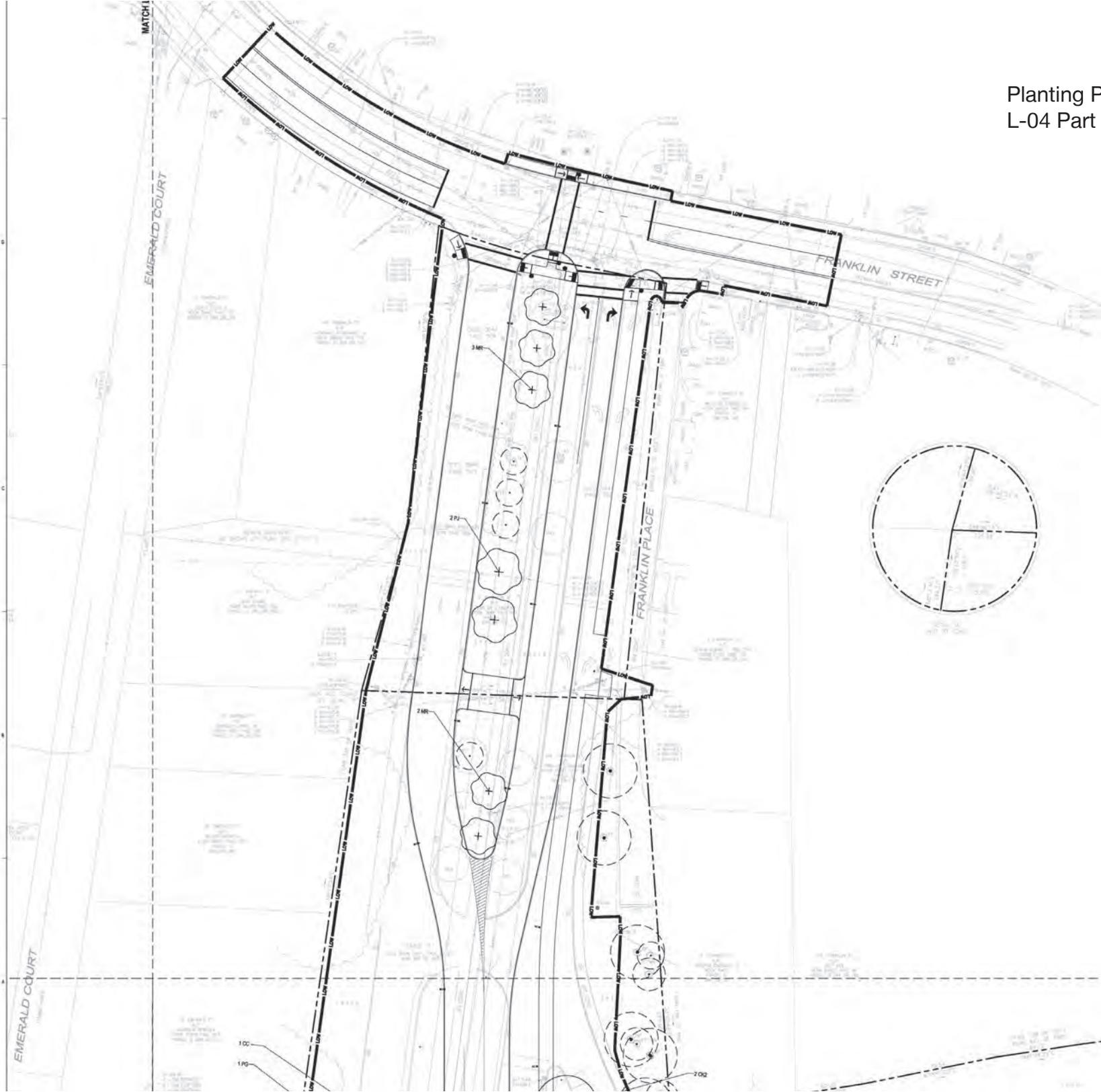
1
L02-10

CONC. PAD AT DOOR, TYP.

4" HT. CLF.
SYNTHETIC TURF MOUND, TYP.

ASPH
WCK
HWK
PICK
PARK
243

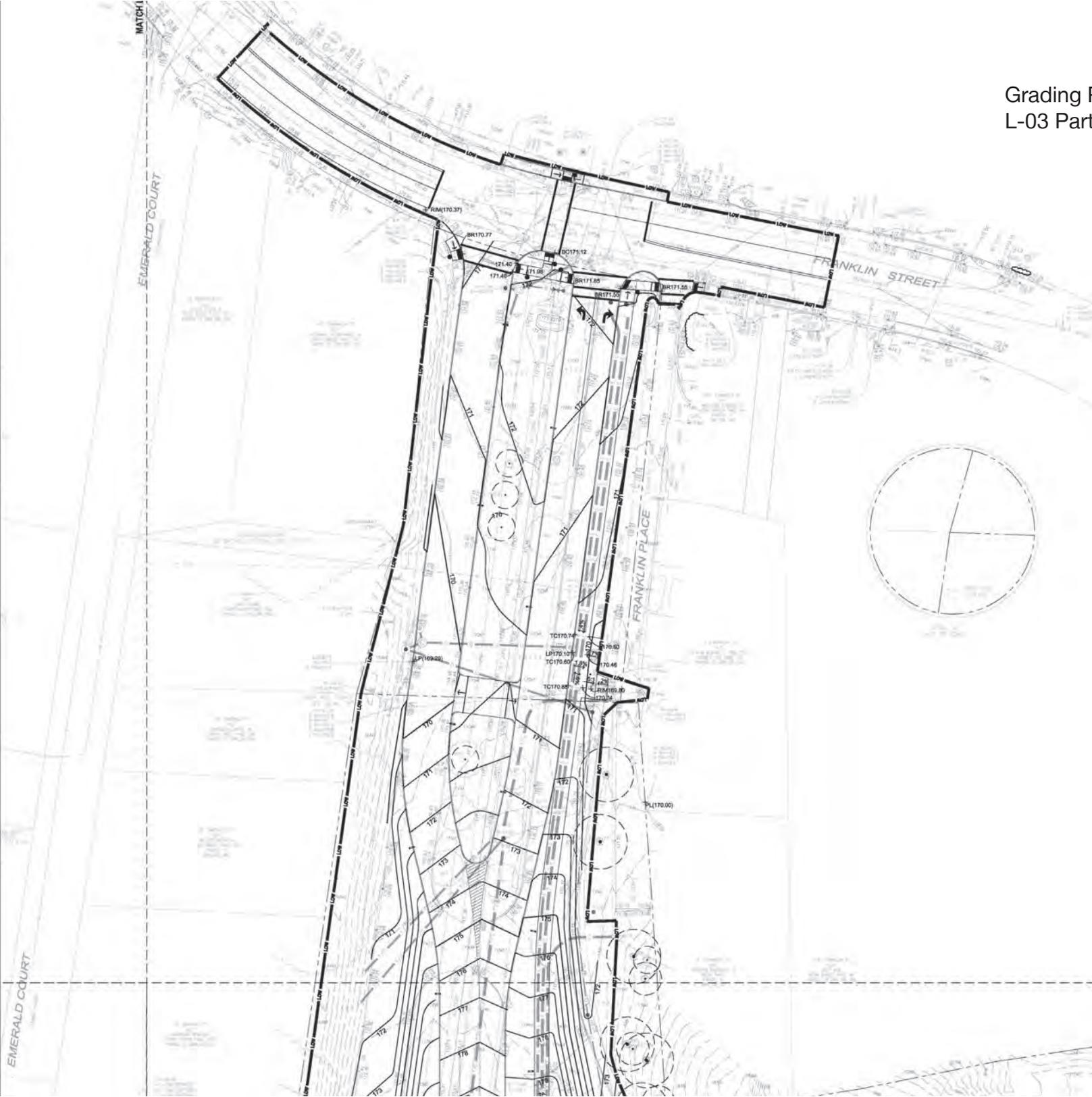
Planting Plan
L-04 Part A



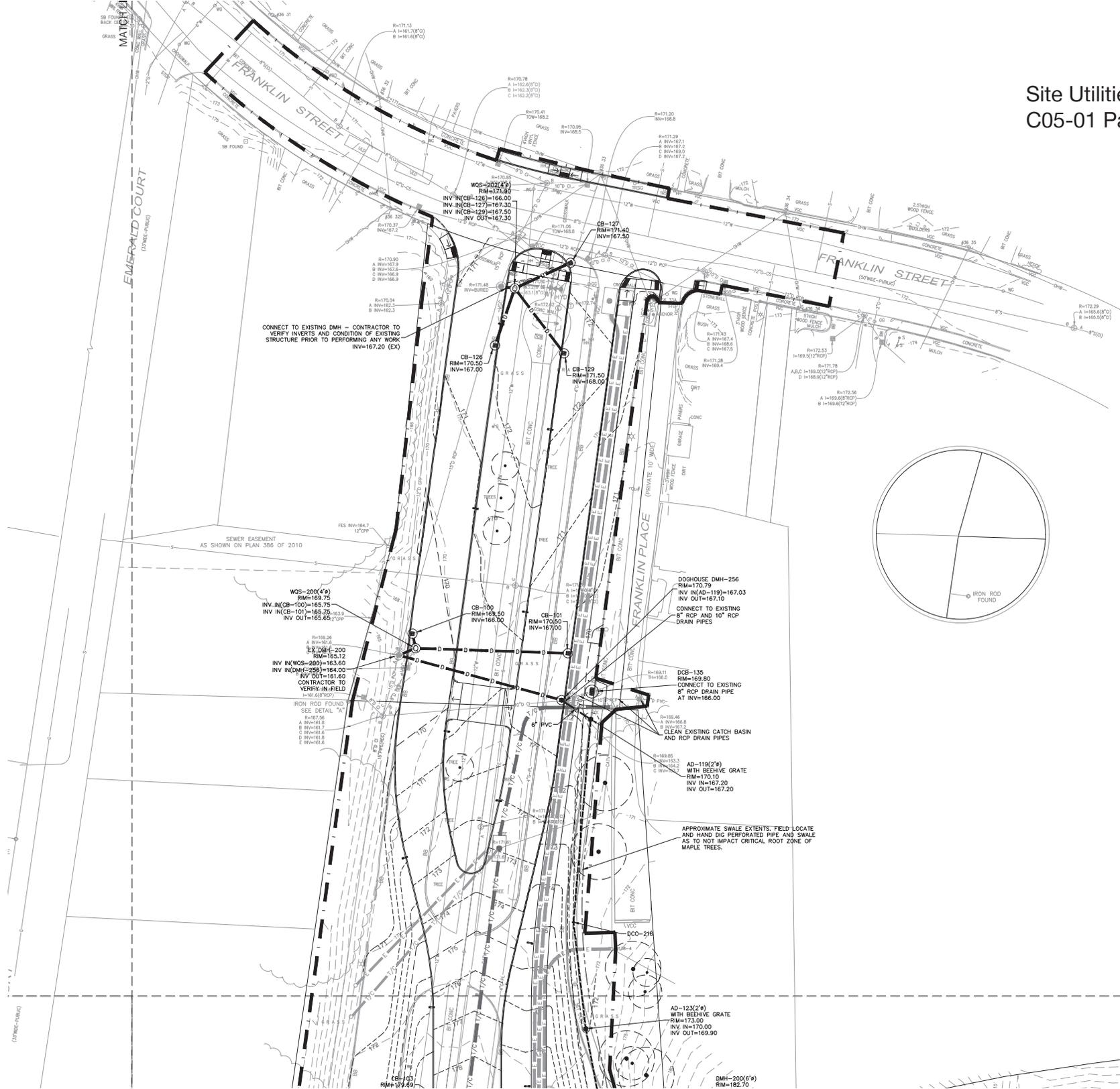
Planting Plan
L-04 Part B



Grading Plan
L-03 Part A



Site Utilities Plan C05-01 Part A



CONNECT TO EXISTING DMH - CONTRACTOR TO VERIFY INVERTS AND CONDITION OF EXISTING STRUCTURE PRIOR TO PERFORMING ANY WORK
INV=167.20 (EX)

WOS-200(4")
RIM=169.75
INV IN(CB-100)=165.75
INV IN(CB-101)=165.75
INV OUT=165.65
CONTRACTOR TO VERIFY IN FIELD

DMH-200
RIM=185.12
INV IN(WOS-200)=183.00
INV IN(DMH-299)=184.00
INV OUT=161.60
CONTRACTOR TO VERIFY IN FIELD

IRON ROD FOUND
SEE DETAIL "A"

DOGHOUSE DMH-256
RIM=170.79
INV IN(AD-119)=167.03
INV OUT=167.10
CONNECT TO EXISTING 8" RCP AND 10" RCP DRAIN PIPES

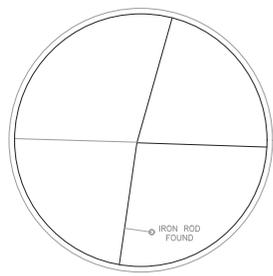
DCB-135
RIM=169.80
CONNECT TO EXISTING 6" RCP DRAIN PIPE AT INV=166.00

AD-119(2')
WITH BEEHIVE GRATE
RIM=170.10
INV IN=167.20
INV OUT=167.20

APPROXIMATE SWALE EXTENTS: FIELD LOCATE AND HAND DIG PERFORATED PIPE AND SWALE AS TO NOT IMPACT CRITICAL ROOT ZONE OF MAPLE TREES.

AD-123(2')
WITH BEEHIVE GRATE
RIM=173.00
INV IN=170.00
INV OUT=169.90

DMH-209(6")
RIM=182.70



EMERALD COURT
(CONCRETE-PAVED)

FRANKLIN STREET

FRANKLIN STREET
(S/WIDE-PUBLIC)

FRANKLIN PLACE
(PRIVATE 10' WIDE)

MALDEN

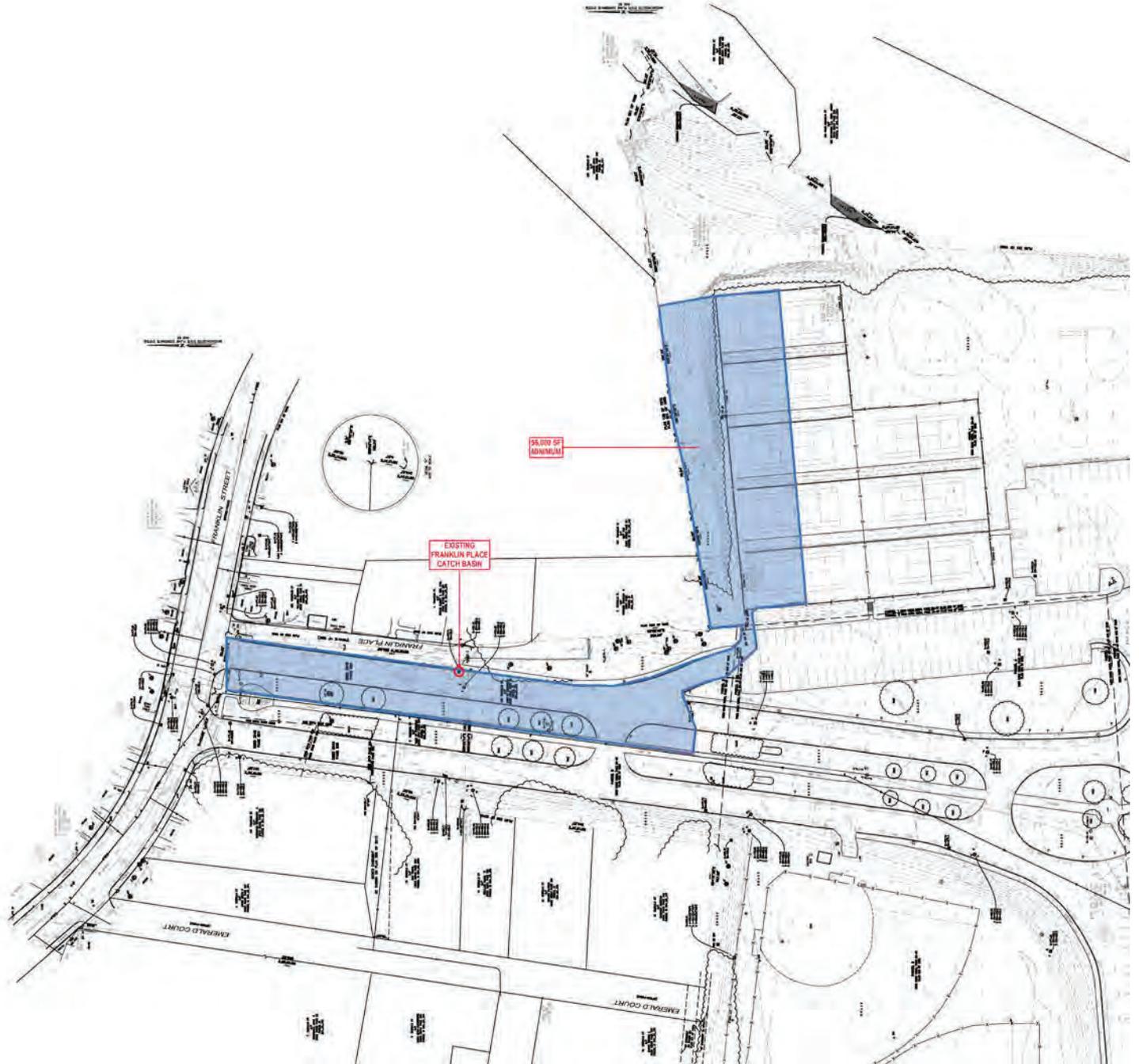
EMERALD COURT

SEWER EASEMENT AS SHOWN ON PLAN 386 OF 2010

EMERALD COURT

EMERALD COURT

**EXISTING HIGH SCHOOL
SITE DRAINAGE AREA
TO FRANKLIN PLACE CB**



Project Management | **SMMA**
Project Minutes

Project:	New Stoneham High School	Project No.:	20033
Prepared by:	Joel Seeley	Meeting Date:	3/9/2022
Re:	Franklin Place Neighbors Meeting	Time:	9:00am
Location:	Franklin Place	Meeting No.:	1
Distribution:	Attendees, J. Macero, SSBC (MF)		

Attendees:

PRESENT	NAME	AFFILIATION
✓	Mr. Rotondi	6 Franklin Place
✓	Mr. Develin	4 Franklin Place
✓	Mr. and Mrs. Walters	155 Franklin Street
✓	Dennis Sheehan	Town Administrator
	John Macero	Superintendent of Schools
✓	David Warner	Warner Larson
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
1.1	Record	J. Seeley distributed an email from Mr. Rotondi, dated 7/1/21, Excerpts from Site Drawings C5-01, C5-02, L02-01, L03-01, and L04-01, dated 2/28/2022 and half-size versions of same, all attached.
1.2	Design Team School Department	D. Warner reviewed the Site Drawings. Discussion: <ol style="list-style-type: none"> Design Team to review grading, swale and drainage options to preserving the two red maple trees adjacent to the 6 Franklin Place driveway. Existing school drive street lighting will be removed. The streetlight on the existing utility pole at 6 Franklin Place driveway to remain. Design Team to review footcandle spread from pedestrian lights along new walkway. Adding a similar street light pole to the utility pole at 4 Franklin Place may be an option. School drive light closest to Franklin Street reported to be out, School Department to review.
1.3	Design Team	J. Seeley reviewed the items listed on the email from Mr. Rotondi, dated 7/1/21. <ol style="list-style-type: none"> Keep 6 franklin place sidewalk wide at least up to 4 franklin place where the storm drains are. <i>Discussion: The Franklin Place sidewalk will remain in place up to the catch basin at 4 Franklin Place.</i> Repave 6 Franklin Place at least up to storm drains. <i>Discussion: Repaving Franklin Place and sidewalk, is not in the project scope or budget. D. Sheehan explained the standards and process for the Town to accept a private way as a public way.</i>

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		<p>3) Explore putting 4 poles of utilities underground on 6 franklin place to remove obstructions and beautify entrance area and eliminate pinch point at Franklin street and Franklin place entrance. <i>Discussion: Removing the utility poles and installing the utility services underground is not in the project scope or budget.</i></p> <p>4) If trash is still going to be picked up at High school entrance road for 6 Franklin place need to create paved walk ways that go from 6 Franklin out to high school exit road. I am assuming all walk ways for pedestrians are wide enough for a plow truck to remove snow. <i>Discussion: Twelve foot wide sidewalk added from Franklin Place to new school drive to allow trash containers to be brought to new school drive by neighbors. Sidewalk has four feet stabilized shoulders and can support vehicles. Design Team to review adding flared end to sidewalk at Franklin Place to allow trash vehicles to turn around on Franklin Place.</i></p> <p>5) 4 franklin place should have extra wide trash walkway turn around area for emergency vehicles running from 6 Franklin Place to high school exit road. <i>Discussion: Twelve foot wide sidewalk added from Franklin Place to new school drive to allow emergency vehicles access. Sidewalk has four feet stabilized shoulders and can support vehicles. Design Team to review adding a bollard to the sidewalk at the new school drive to deter unauthorized access.</i></p> <p>6) As I mentioned drainage concerns with single drain in front of 4 Franklin place that handles all drainage coming down from existing parking lot area and tennis court at high school that flows down current exit road at high school. <i>Discussion: New school drive is shifted west from current location and four catch basins are included to capture the surface water flow. Design Team to review keeping existing catch basin in front of 4 Franklin Place.</i></p> <p>7) Create a year round green buffer in between 6 franklin place and existing tennis court area at high school. (would like to see proposal and comment) <i>Discussion: Design Team to review adding evergreen or similar buffer and reducing other plantings to maintain budget.</i></p> <p>8) Interested in understanding specific vegetate plan (placement and design) for new expanded green space area along Franklin place. (would like to see proposal and comment) <i>Discussion: Planting plan reviewed, locations will be staked by the construction manager for review by neighbors prior to planting, 6 Franklin Place yard is used for sledding in the winter.</i></p> <p>9) Obviously minimize dust during construction. <i>Discussion: Construction Manager is required to minimize dust during construction.</i></p>

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The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

Project Management | **SMMA**
Project Minutes

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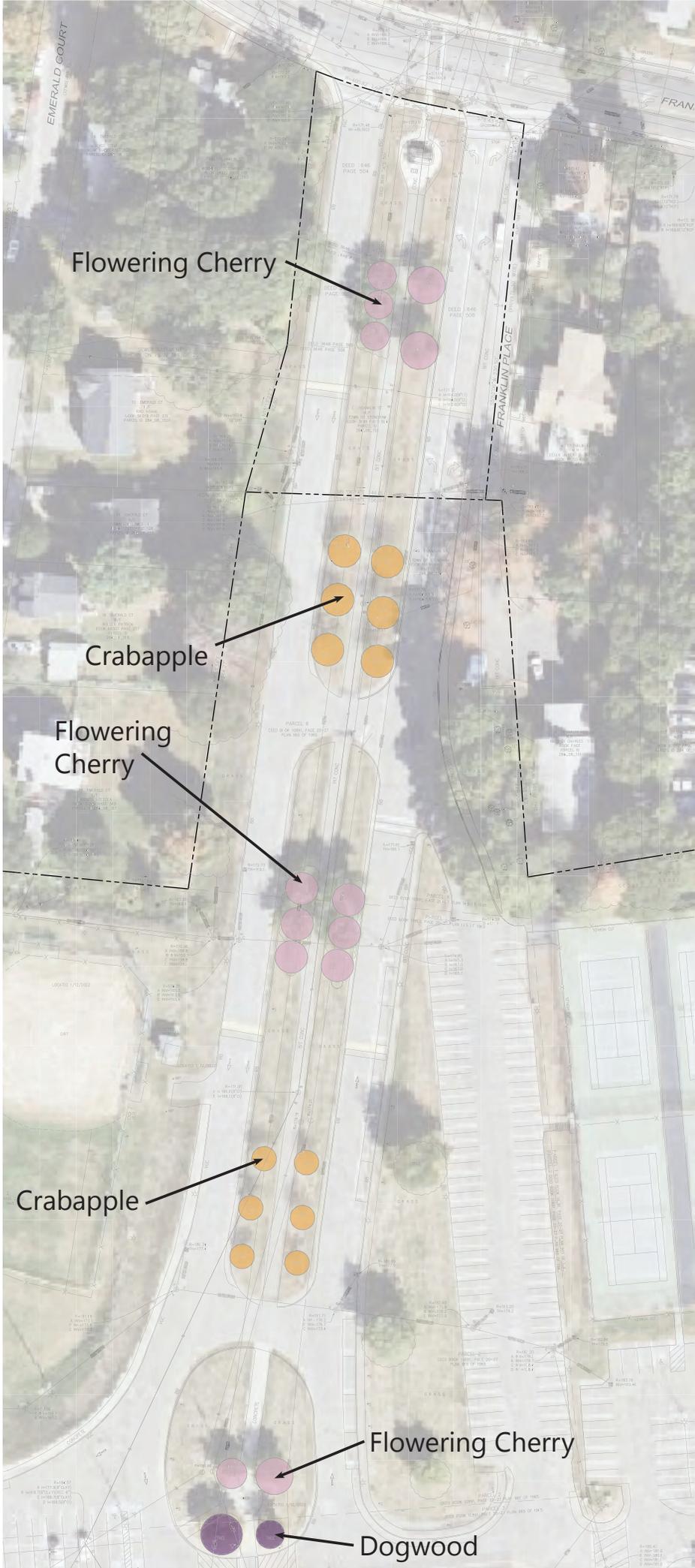
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The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes



Flowering Cherry

Crabapple

Flowering Cherry

Crabapple

Flowering Cherry

Dogwood

**EXISTING TREES
LEGEND:**

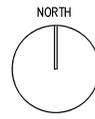
-  Dogwood
-  Flowering Cherry
-  Crabapple



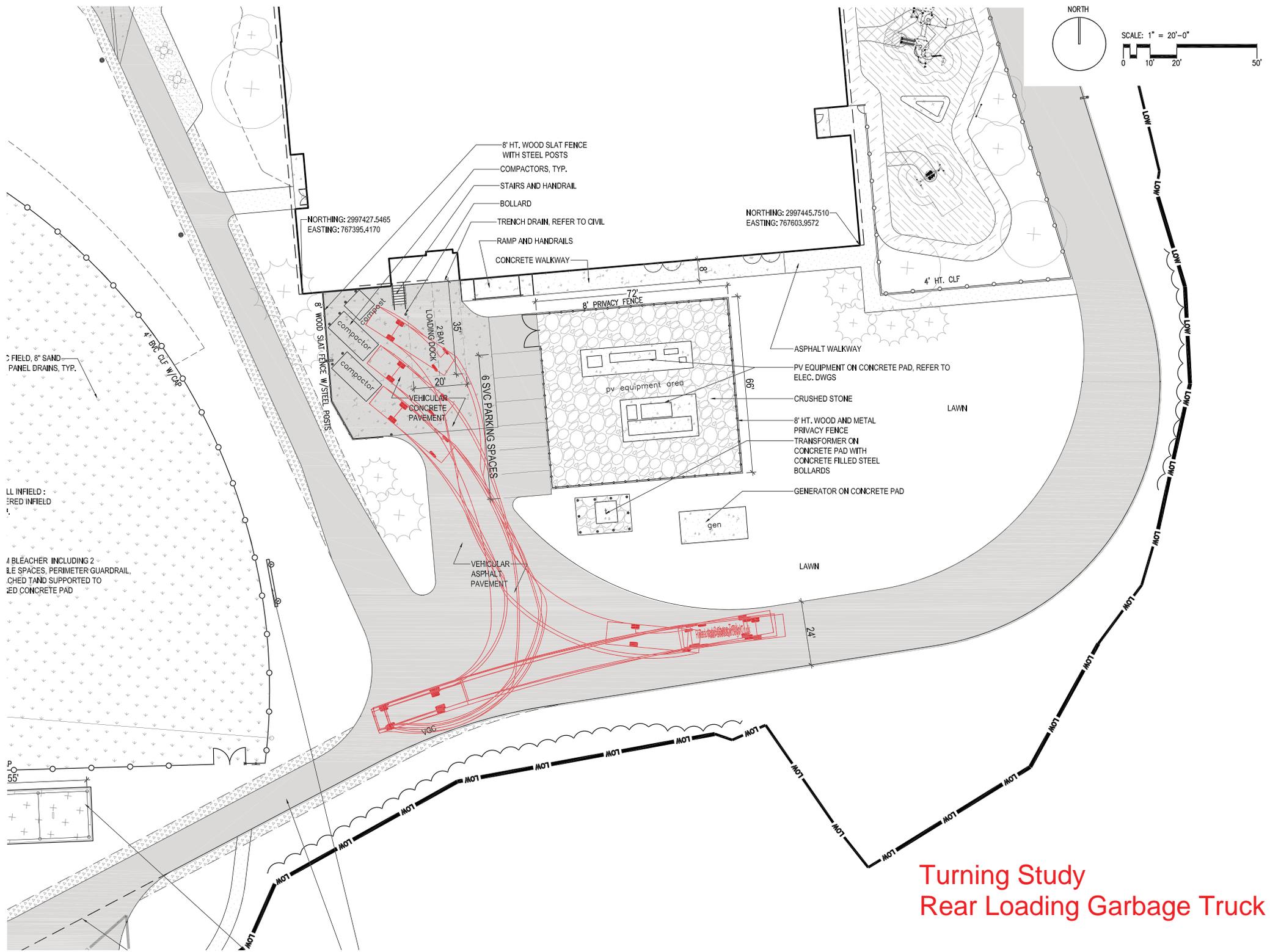
PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AA	3	Acer rubrum Autumn Flame	Autumn Flame Red Maple	2" CAL.	
AD	7	Acer saccharum October Glory	October Glory Red Maple	2" CAL.	
BU	14	Betula papyrifera Vandy Tilia	Hardwood Spotted Paper Birch	12-14 HL	Multi-Stem
OR2	3	Claytonia lanceolata	American Yellowwood	1.5" CAL.	
PD	5	Fraxinus pennsylvanica	American Beech	2" CAL.	
ND	4	Fraxinus viridis	Black Gum	1.5" CAL.	
PD	2	Fraxinus s. viridis Blackspoon	Blackspoon London Plane Tree	2.2" CAL.	
QB	4	Quercus bicolor	Swamp White Oak	2.2" CAL.	
QC	4	Quercus coccinea	Scarlet Oak	2" CAL.	
QM	1	Quercus macrocarpa	Burn Oak	2" CAL.	
QP	3	Quercus palustris	Pin Oak	2" CAL.	
QR	7	Quercus rubra	Red Oak	2" CAL.	
TA	1	Tilia americana Legend	Lipsum	2" CAL.	High Branched
UA	2	Ulmus americana Jefferson	American Elm	2" CAL.	Valley Forge acceptable
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
JV	15	Juniperus horizontalis	Eastern Red Cedar	6-7 HL 8-8B	
PG	1	Pinus strobus	Pinus Strymon	2-4 HL 8-8B	
PS	13	Pinus strobus	Pinus Strymon	2-4 HL 8-8B	
PS	6	Pinus strobus	White Pine	6-7 HL 8-8B	
PSS	3	Pinus strobus	White Pine	6-7 HL	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AX	8	Ambrosia artemisiifolia Autumn Splendor	Autumn Splendor Senecio	6-7 HL	Multi-Stem
OC	1	Cercis canadensis	Eastern Redbud	2.2" CAL.	Shade Tree
CM	3	Cornus amomum White Snow	White Snow Dogwood	6-8 HL 8-8B	Multi-Stem
IF	5	Hamelis virginiana Amelie Plumier	Amelie Plumier Natchal	5-6 HL 8-8B	Multi-Stem
MS	6	Magnolia x hybrid Green Shadow	Green Shadow Magnolia	6-10 HL 8-8B	Multi-Stem
MR	8	Magnolia x hybrid	Red Jewel Dogwood	2" CAL.	
PJ	2	Pinus x hybrid Korean	Korean-Japanese Flowering Cherry	2.2" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ASZ	28	Asclepias tuberosa Black Knight	Black Knight Butterfly	8"	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
2319	2,319	Carex pedunculata	Pennsylvania Sedge	PK 8B	12" O.C.
RG	11	Rhus typhina Green Leaf	Green Leaf Fragrant Sumac	1 5/8"	30" O.C.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PA	2,456	Panicum Mispatum	Swiss Grass	Flag	15" O.C.
SH	369	Scariosa heterophylla	Flake Grass	1 5/8"	18" O.C.
SEED MIX	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FM	6,779 1/2	Festuca Seed Mix	Festuca Seed Mix	seed	1 1/2" Fescue 1/8"

**PROPOSED TREES
LEGEND:**

- Dogwood
- Flowering Cherry
- Crabapple
- Magnolia
- Redbud
- Paper Birch
- Deciduous
- Evergreen



SCALE: 1" = 20'-0"
0 10' 20' 50'



NORTHING: 2997427.5465
EASTING: 767395.4170

NORTHING: 2997445.7510
EASTING: 767603.9572

- 8' HT. WOOD SLAT FENCE WITH STEEL POSTS
- COMPACTORS, TYP.
- STAIRS AND HANDRAIL
- BOLLARD
- TRENCH DRAIN. REFER TO CIVIL
- RAMP AND HANDRAILS
- CONCRETE WALKWAY

- ASPHALT WALKWAY
- PV EQUIPMENT ON CONCRETE PAD, REFER TO ELEC. DWGS
- CRUSHED STONE
- 8' HT. WOOD AND METAL PRIVACY FENCE
- TRANSFORMER ON CONCRETE PAD WITH CONCRETE FILLED STEEL BOLLARDS
- GENERATOR ON CONCRETE PAD

FIELD, 8" SAND PANEL DRAINS, TYP.

LL INFIELD: REDED INFIELD

BLEACHER INCLUDING 2 BLE SPACES, PERIMETER GUARDRAIL, SCHED TAND SUPPORTED TO REDED CONCRETE PAD

P 55

Turning Study
Rear Loading Garbage Truck



Informational Guideline Release

Bureau of Municipal Finance Law
Informational Guideline Release (IGR) No. 22-14
July 2022

Supersedes IGR 02-101 and Inconsistent Prior Written Statements

PROPOSITION 2½ DEBT EXCLUSIONS

(G.L. c. 59, §§21C(k) and 21D)

This Informational Guideline Release explains the policies of the Commissioner of Revenue regarding the borrowing amount covered by an approved Proposition 2½ debt service exclusion. It also includes new procedures and forms to be used by cities and towns with approved debt exclusions for obtaining a determination about the inclusion of cost increases.

Topical Index Key:

Borrowing
Proposition 2½

Distribution:

Assessors
Treasurers
Accountants/Auditors
Mayors/Selectmen
City/Town Managers/Exec. Secys.
Finance Directors
City/Town Councils
City Solicitors/Town Counsels
Municipal/Regional School Superintendents
Regional School Treasurers

Supersedes IGR 02-101 and Inconsistent Prior Written Statements

PROPOSITION 2½ DEBT EXCLUSIONS

(G.L. c. 59, §§21C(k) and 21D)

SUMMARY:

Under Proposition 2½, a city or town may present a debt exclusion referendum to voters. An approved debt exclusion provides a temporary increase in the amount the community can levy to fund the payment of debt service costs. Each year until the described debt is retired, the amount of the debt service payment due for that year is added to the levy limit to establish the maximum amount the community can levy.

Debt exclusions are usually for major construction projects and often the details and costs change as the projects progress. Even though a dollar amount is not included in the referendum question approved by the voters for these projects, the exclusion is not unlimited and does not necessarily cover all cost increases. An exclusion covers the debt service costs on the borrowing amount authorized or contemplated for the described purpose or purposes at the time of the referendum vote. Debt service on any borrowing above that fixed amount is not excluded unless (1) it is a modest amount attributable to inflation, new regulatory requirements or minor project changes, or (2) another exclusion is approved by the voters.

To that end, the Director of Accounts will determine the borrowing amount covered by a debt exclusion using the standards and procedures set forth in these guidelines.

I. GUIDELINES

A. Determination Policy

A city or town that increases the amount borrowed for a purpose described in a debt exclusion above the amount fixed at the time the exclusion referendum was approved may apply to the Director of Accounts for a determination regarding the borrowing amount covered by that particular exclusion.

B. Application Procedure

1. Applicant

The mayor, city/town manager or selectboard must submit the community's application for a determination regarding the scope of a particular exclusion.

2. Format

All applications must be made using Form DE-2 (attached). The form must be signed by the city council president and mayor or city manager, if applicable, or majority of the selectboard. There must also be submitted a certified copy of a vote taken by the city council or selectboard in public session indicating acceptance of the architect's, cost estimator's or owner's project manager's (OPM) report. Said report must be submitted with the DE-2 application.

This form will also be used to notify the community of the action taken by the Director on the request.

3. Content

The architect's, cost estimator's or OPM's report must provide the following:

- a) A letter from the architect, cost estimator or OPM detailing the circumstances for the cost increase;
- b) A report showing original project costs by major category at the time of the original debt exclusion vote with revised costs by major category (the variance should approximate the requested increase amount);
- c) An analysis of inflationary circumstances currently impacting the project cost;
- d) A statement from the architect, cost estimator or OPM indicating that the cost increase is not related to a change in scope from the project originally approved by the electorate at the time the debt exclusion was approved; and
- e) A statement from the architect, cost estimator or OPM detailing any changes made since the project was originally approved to reduce the cost of the same.

Applications must include a specific dollar amount of additional borrowing the community has or is planning to authorize for the purpose or purposes described in the debt exclusion. The Director will not act on requests for indefinite amounts nor pre-authorize an amount. All determinations will be based on a fixed dollar amount specifically provided by the community.

4. Submission

Applications must be emailed to the Director at the email address on Form DE-2.

C. Determination Decisions

1. Standards

Additional borrowing the community has or is planning to authorize for the purpose or purposes described in the debt exclusion will be covered by the exclusion only if:

- a) The new borrowing is within the scope of the relevant debt exclusion. A debt exclusion includes only the debt service costs attributable to the

amount of debt authorized for the specified project at or about the time the voters approved the exclusion, as well as any modest and reasonably foreseeable increases in such debt service intended to account for inflation, regulatory requirements or minor project changes. Other increases in debt service costs for the project are not covered by the exclusion;

- b) The city council and mayor or city manager, if applicable, or selectboard accepts the architect's, cost estimator's or OPM's report, as described above, by a majority vote in public session, and the community requests a determination by the Director of Accounts regarding the scope of the particular exclusion; and
- c) The architect's, cost estimator's or OPM's report contains the information in I. B. 3. noted above.

No additional exclusion amount will be approved related to voluntary changes or expansions in the fundamental specifications of the project as represented to the voters. Examples of such material project changes would include (1) adding new components or amenities, such as air-conditioning, (2) expanding significantly the size or use of a facility or structure, or (3) replacing rather than repairing a major structural component, such as a roof, or demolishing and rebuilding, rather than renovating, a structure.

The community must request a determination if all or part of the borrowing will cover extra work or expenses resulting from involuntary circumstances.

Alternatively, the community may choose to bypass the determination procedure altogether and seek voter approval of a supplemental exclusion or fund the additional debt service within the levy limit.

2. Notice

The Director will return the signed DE-2 to municipal officials to notify them of the decision.

3. Decision

a) Additional Borrowing Covered by Exclusion

If the Director determines that the additional borrowing identified by the city or town in its application is covered by the exclusion, that amount will be recorded on the DE-2.

b) Additional Borrowing Not Covered by Exclusion

If the Director determines that the additional borrowing identified by the city or town in its application is not covered by the exclusion, the DE-2 will record the exclusion amount fixed at the time of the referendum.

c) Approval of Supplementary Exclusions

The selectboard, town council or city council with mayoral approval if required by law may ask voters to approve another debt exclusion to cover the additional borrowing even if the Director determines the amount is covered by the original exclusion. The community also retains the option of bypassing the determination procedure entirely and either seeking voter approval of a supplementary exclusion or funding the additional debt service within the levy limit.

Voter action on a supplementary exclusion does not affect the original exclusion. Proposition 2½ does not contain any method for revoking or superseding an approved exclusion. Therefore, the original exclusion continues to cover the debt service costs on the borrowing fixed at the time it was voted.

If a supplementary exclusion required to cover the additional debt is not presented to or approved by the voters, the annual exclusion will be calculated on a percentage basis. For example, if the exclusion covered \$20,000,000 of \$25,000,000 borrowed for the exclusion purposes, the annual exclusion would be 80% of the net debt service due for the year.

4. Recordkeeping

Treasurers must retain the returned application until the debt exclusion ends, i.e., until the debt is retired and all adjustments to the levy limit attributable to the exclusion have been made.

**DETERMINATION OF BORROWING
COVERED BY DEBT EXCLUSION**

G.L. c. 59, §21C(k)

APPLICATION FROM CITY/TOWN OF _____

Application Date _____

Email Form to:
Deborah A. Wagner
Director of Accounts
wagnerd@dor.state.ma.us

INSTRUCTIONS: Provide **ALL** information requested.

A. AUTHORIZED SIGNATURES. Must be signed by city council president and mayor or city manager or majority of the selectboard. Signature certifies that all information is true and correct.

Name	Title	Date
Name	Title	Date
Name	Title	Date
Name	Title	Date
Name	Title	Date

B. CONTACT. Provide **name** and **telephone number** of person to contact if additional information is needed to process this application.

YOU MUST ALSO COMPLETE SECTIONS C, D AND E

DOR USE ONLY

FOR COMMISSIONER OF REVENUE

Base exclusion:

\$ _____

Director of Accounts

Additional debt approved:

\$ _____

Date: _____

Total debt covered by debt exclusion:

\$ _____

C. DEBT EXCLUSION. Answer the following questions and **attach** a certified copy of the referendum vote.

1. When did voters approve the debt exclusion? _____ / _____ / _____
2. At the time of that election, how much did voters expect the project(s) described in the exclusion to cost? If the exclusion covers debt issued by a regional district, state district-wide cost, not city/town share. \$ _____
3. What was the basis for that expectation?
 - Borrowing voted before election
If yes, was borrowing voted *expressly* contingent upon passage of debt exclusion in accordance with G.L. Ch. 59 §21(m)?
 Yes No
 - Borrowing scheduled for vote after election
 - Other. Specify:

D. DEBT AUTHORIZATIONS. List in chronological order **all** authorized/proposed debt for same purpose(s) as the debt exclusion. If the exclusion covers debt issued by a regional district, list debt authorized/proposed by the district, not city/town share.

	<u>Date Authorized/Proposed</u>	<u>Amount Authorized/Proposed</u>
1.	_____ / _____ / _____	\$ _____
2.	_____ / _____ / _____	\$ _____
3.	_____ / _____ / _____	\$ _____
	<u>TOTAL DEBT AUTHORIZED/PROPOSED</u>	\$ _____

Continue list on attachment, in same format, as necessary.

E. EXCLUSION COVERAGE. Please provide a copy of the following documents:

1. The architect's, cost estimator's or OPM's report which details the following:
 - a) A letter from the architect, cost estimator or OPM detailing the circumstances for the cost increase;
 - b) A report showing original project costs by major category at the time of the original debt exclusion voted with revised costs by major category. The variance should approximate the requested increase amount;
 - c) An analysis of inflationary circumstances currently impacting the project cost;
 - d) A statement from the architect, cost estimator or OPM indicating that the cost increase is not related to a change in scope from the project originally approved by the electorate at the time the debt exclusion was approved; and
 - e) A statement from the architect, cost estimator or OPM detailing any changes made since the project was originally approved to reduce the cost of the same.
2. A certified copy attached of the vote taken by the council with mayor or city manager assent, if applicable, or selectboard in public session, indicating acceptance of the architect's, cost estimator's or owner's project manager's (OPM) report.

I attest that we accept the architect, cost estimator or OPM's report detailing the categories and reasons for project cost increases. I further attest that the increased project costs are not related to project scope changes.

Chair, Selectboard/Council President

Date

**Town of Stoneham
Request for Qualifications
Trade Contractor Prequalification
NEW STONEHAM HIGH SCHOOL**

The Town of Stoneham, acting through its Stoneham School Building Committee (SSBC), is issuing this Request for Qualifications (RFQ) and invites qualified and experienced Trade Contractor firms to submit a Statement of Qualifications (SOQ) to prequalify for construction of the new Stoneham High School.

Project Description: Construction of new 202,995 GSF three-story Stoneham High School on the site of the existing Stoneham High School. Sitework includes access drives, parking, and playfields.

This is a Construction Manager at Risk Project under M.G.L. Ch. 149A. This Request for Qualifications (RFQ) will be used to prequalify Trade Contractors for the below trades and will determine who will be invited to submit a bid pursuant to Chapter 149A of the Massachusetts General Laws. The Town of Stoneham is prequalifying the following Trade Contractor trades for this project (with estimated costs as indicated): Masonry (\$4,496,325); Miscellaneous Metals (\$1,953,699); Waterproofing and Joint Sealants (\$1,071,127); Membrane Roofing (\$3,905,163); Aluminum Storefront and Windows (\$3,480,171); Glass and Glazing (\$792,197); Tile (\$931,826); Acoustical Ceilings (\$1,281,032); Resilient Flooring (\$1,312,704); Painting (\$897,305); Elevators (\$134,463); Fire Protection (\$1,829,034); Plumbing (\$5,534,360); HVAC (\$17,203,741); and Electrical (\$16,782,149)

At the time a Trade Contractor firm submits its SOQ, it must have a DCAMM Certification in the Trade Contractor Category for which it is seeking to be prequalified and submit a copy of its Certificate of Eligibility and Update Statement with its SOQ. No drawings are being distributed or bids solicited with this request. Interested firms must submit a Qualification Statement by the deadline noted. Only pre-qualified firms will be invited to submit bids for the category of work in which they were prequalified.

The Request for Qualifications Package will be available at 2:00 pm on August 24, 2022. Packages are available at no charge from the Town of Stoneham by emailing April Lanni (alanni@stoneham-ma.gov) or downloading from www.stoneham-ma.gov then clicking Government, Procurement and Current Bids (<https://www.stoneham-ma.gov/Bids.aspx>).

Statement of Qualification (SOQ) submissions are due by September 12, 2022 at 2:00 pm to the Town of Stoneham, Procurement Department c/o April Lanni, Procurement Officer, 35 Central Street, Second Floor, Stoneham, Massachusetts 02180.

An Informational Meeting will be held at the Stoneham High School on August 30, 2022, at 3:30 pm.

The Town of Stoneham reserves the right to accept or reject any and all proposals, and to waive any informalities in the proposals received, if it is deemed in the best interest of the Town to do so.

Town of Stoneham