

West Newbury Planning Board Meeting
MINUTES
December 17, 2019

Pursuant to a meeting notice posted by the Town Clerk that was delivered to all Board members, a meeting of the West Newbury Planning Board was held on December 17, 2019 at 7:00pm in the West Newbury Town Annex, 381 Main Street. Board Members Ann Bardeen, Richard Bridges, Ray Cook, Tim Cronin, and Brian Murphey were in attendance. Associate Member Wendy Reed and Town Planner Leah Zambenardi were also in attendance. Also in attendance were Jonathan Seymour, Pentucket High School Principal and Chair of the School Building Committee, Brad Dore, Principal, Dore + Whittier Architects, Maria Donovan Fernandez, Dore + Whittier, a representative from the OPM, Vertex and Selectmen Rick Parker.

Call to Order

Murphey called the meeting to order at 7:04 PM.

Public Hearing

Site Plan Review Application for New Pentucket Regional Middle-High School Building with related parking and athletic facilities. Owner/Applicant: Pentucket Regional School District.

Ann Bardeen, Clerk, read the Public Notice.

The West Newbury Planning Board will hold a public hearing on Tuesday, December 3, 2019 at 7:00 PM in the West Newbury Town Annex, 381 Main Street, to consider the Site Plan Review Application for a new Pentucket Regional Middle-High School Building with related parking and athletic facilities, pursuant to Sections 4.B. & 8.B of the West Newbury Zoning Bylaw. West Newbury Assessors Map R1, Parcels 10, 20 & 30, in the Residence C Zoning District and Groveland Assessors Map 2, Parcel 8 in the R-2 Zoning District. Owner/Applicant: Pentucket Regional School District, 22 Main Street, West Newbury. A copy of the Application and plan may be viewed at the Office of the Town Clerk or the Planning Board Office during office hours. Interested parties are requested to attend.

Murphey noted that there were no members of the public in attendance and suggested the Public Hearing move forward but remain open and be continued to January 7, 2020. He asked Brad Dore to review the \$146.3M project for the Board. Dore agreed, noting he would meet with Meridian to address issues related to Meridian's comments prior to the next meeting. He reported the Design Development phase had received limited comment from the Mass. School Building Authority. He presented the construction timeline: 60% of the construction documents will be completed by February. Limited work will begin in April and continue through June. Soil stabilization and foundations will take place during the summer. Steel construction will begin in early fall, continuing into the winter. Completion in summer 2022 is anticipated. Signage will meet Town requirements.

Dore stated that a traffic engineer had reviewed the traffic plan and has proposed two-way traffic for both cars and busses. Board members questioned traffic circulation plans, the resulting intersections, sidewalk placement, delivery vehicle access, trees, parking spaces, and handicap vehicular and pedestrian accommodations. Access/egress to Rte. 113, and wetland proximity were identified as possible issues. The Conservation Commission will address wetland issues. The Fire and Police Chiefs from all three communities have met with the School Building Committee.

Dore reviewed the project phasing: Phase 1- Construction of new High-Middle School; Phase 2-Middle and High School demolition followed by stadium and temporary parking lot construction; Phase 3 -the field hockey field and temporary parking will become an artificial turf field and a baseball field.

Cook asked about rapid egress in an active shooter event. Dore noted that all Fire and Police chiefs attended a meeting and he is continuing to meet with them regarding such matters.

Bridges questioned Dore about staging locations, including off-site staging, construction site opening time (5:30 AM), the number of workers (up to 150+/-), where workers may congregate, the timeline for building and fields, and who would coordinate with the schools (Construction Manager). All workers will be CORI checked. Principal Seymour noted that all workers would arrive onsite before 7:00 AM, followed by school traffic and deliveries would occur after 8:00 AM. Construction start time is 7:00 AM; the majority of work after 3:30 PM will be interior. The work week is Monday-Saturday.

Some blasting may be required. Dore said the project will comply with State regulations on blasting. He stated that they will work with the school around special activities, including student testing.

Murphey asked Dore about the status of project review. Dore plans to respond to all questions from Meridian. Dore noted that some of the comments received from the police and fire departments are not Planning Board issues. He stated the team continues to meet with public safety officials from both towns on such matters. He will continue discussions with appropriate boards, prioritizing the Conservation Commission. Dore stated that the team plans to meet with Meridian before the next meeting date, which would likely be held on January 7th.

Board members returned to the issue of traffic, noting the conflict of having the firm that prepared the traffic plan also review its design. Dore stated that the landscape architects prepared the traffic and parking plan and that Nitsch Engineering has a traffic division that will review the traffic circulation, parking and intersections. The Planning Board will examine the traffic study once it is prepared. Water run-off from the temporary parking lots will be addressed.

Cook noted the Board received comment letters from Richard Baker and Sandra Raymond and requested a formal response from Dore. Cook commented there is no practical way to accommodate parking for multiple concurrent events.

Murphey asked if any members of the public would like to comment. No comments were made.

Murphey moved to continue the Public Hearing to January 7, 2020 in the Town Annex. Bridges seconded. The motion carried 5-0.

Documents Reviewed:

Electronic correspondence from Richard A. Baker, dated Dec. 17, 2019, 7:40 AM.

Correspondence from Sandra J. Raymond, 47 Main Street, West Newbury, dated Dec. 12, 2019.

Correspondence from the West Newbury Police, Fire, Engineering, Water and Health Departments.

Minutes

The Board reviewed the following Board Minutes, making corrections and clarifications.

October 15, 2019; Murphey moved to accept as amended, Cook seconded. The motion carried unanimously.

November 6, 2019; Murphey moved to accept as amended. Cook seconded. The motion carried unanimously.

November 19, 2019; Murphey moved to accept as amended. Cook seconded. The motion carried unanimously.

Review Draft Planning Board Annual Report

The Board reviewed the Draft of Planning Board Annual Report and made minor clarifications. Cook moved to approve the Report with clarifications. Cronin seconded. The motion carried unanimously.

Document Reviewed: FY19 Planning Board Annual Report

Review 2020 Meeting Calendar

The Board reviewed the calendar, making a change to May 4 to accommodate Election Day on May 3.

Document Reviewed: 2020 Planning Board Schedule

Vouchers

The Board signed vouchers for the recording secretary, payroll, and Meridian.

Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting

There were no items.

Adjournment

Murphey moved to adjourn. Cook seconded and the motion carried unanimously at 9:06 PM.

Respectfully submitted,

Kathryn C. Carr
Recording Secretary