

**Mountview School Building Project**  
**OPM Meeting Minutes**  
**June 13, 2012**

8:30AM

Memorial Hall

Present: Gary Kaczmarek, OPM, Dennis Lipka, Growth Development Director, George Sherrill, Police Chief, Jim Robinson, Light Department Manager, Mark Elbag, Water/Sewer Superintendent, Pam Harding, Town Planner, Jim Zingarelli, DPW Engineer, Bill Senecal, LPA, Matt Brassard, Brassard Design & Engineering, Site Planners, LPA, Elizabeth Helder, Recording Secretary

**1. Site Assessment Meeting**

Mr. Senecal introduced the two sites being considered as potential middle school building sites: the current site at Mountview Middle School and town-owned land off Bullard/Malden/Chapel Street abutting Mayo School. He said that the meeting was to flush out major obstacles to the two potential building sites.

A Traffic Study has been completed at Mountview. Mr. Lipka said the Town would like to review the results of the traffic study.

All Town departments will need to sign off on the site that is selected and submitted to the MSBA in August 2012. Town departments will need to meet again closer to the August date to review all the information.

The group discussed the two sites being considered.

Chief Sherrill said it will be important to have more emergency vehicle access to the current site. Currently there is no access from Chapel Street, unless the Town takes the land by eminent domain. Mr. Lipka said there is an abandoned house site/foundation on Chapel Lane that could be used for access. However, the land abuts wetlands. Mr. Senecal said he would rather hit anything but wet, adding that "wetlands were like a hole in the center of the earth."

Jim Robinson said an additional temporary feed would be added to Mountview during construction. While there is electric service in the area, there is currently no power to the land being considered.

Mark Elbag said he would need to check on the current water pressure feeding Mountview School. There is plenty of water on Bullard Street, which has a 12-inch main. Mr. Lipka said there was the possibility to put a pump station at the intersection of Malden/Wachusett & Chapel Streets for the Mayo site. There will be a significant amount of site work involved for water/sewer because of the large amounts of open space/wetlands/conservation/topography in Holden. Existing pump stations will also be investigated for sewer flow and capacity as well as the possibility of a gravity feed. LPA will generate flow estimations within the next several weeks. Mr. Lipka suggested studying the flow prior to the 4<sup>th</sup> of July week when capacity will drop significantly because residents go on vacation. Mayo School sewer is pumped. Mr. Lipka said that there will definitely be costs for the Town above the 8% the MSBA will reimburse for site work. Mr. Senecal said the tradeoff for using the current school site is that will cause disruption for 2-years while school is in progress while the new school is built. Additionally it will cause the loss of the recreation fields for the school and town. Another significant expense in using the Mountview site will be the excavation of construction debris that is 30 feet deep, which makes up most of the fields/usable land space.

**Mountview School OPM Meeting**  
**Town Department Site Assessment Discussion cont.**

**June 13, 2012**

Ms. Harding said that the wetlands behind the Mayo site are classified as an endangered species habitat. She did not know what the endangered species was.

Mr. Lipka commented that the District has a bad taste in its mouth from the renovation of the high school. Mr. Senecal said that there is almost zero chance that the Mountview School can be renovated. There is absolutely nothing in the school that meets educational or safety code. Although it is a solidly built building, it is technically and structurally obsolete.

Mr. Kaczmarek said NSTAR has indicated they would be willing to run a gas piping to Mountview at no cost if the Town covers the cost to provide Police detail and final paving.

The meeting ended at 9:28AM.