

MEETING NOTES



Meeting Date: April 23, 2024
Project Name: Lexington High School
Project Number:
Subject: High School and Center Recreation Area Working Group Meeting

Attendees:

Mike Burton DWMP – Project Director
Christina Dell Angelo DWMP - Project Manager
Jacob Greco DWMP - Assistant Project Manager
Lorraine Finnegan SMMA – Project Manager, Principal in Charge
Erin Prestileo SMMA – Civil Engineer
Will Park SMMA – Civil Engineer
Jim Malloy - Town Manager
Kelly Axtell - Deputy Town Manager
Carolyn Kosnoff - Assistant Town Manager for Finance
Mike Cronin - DPF Facilities Director
Mark Barrett - LHS Public Facilities Project Manager
Suzie Barry - Select Board Vice Chair
Doug Lucente - Select Board
Charles Lamb - Capital Expenditures Committee
Rick DeAngelis - Director of Recreation Programs
Melissa Battite - Director of Recreation and Community
Karen Mullins - Conservation Director
Christian Boutwell - Public Facilities
Alan Levine - Appropriation Committee
Deepika Sawhney - School Committee

Agenda**Description****Item**

1.	Introduction: Refer to attendees list.
2.	<p>Article 97 Update:</p> <p>Please see pages 6-8 for referenced attachments</p> <ul style="list-style-type: none">• Interim meeting to discuss Article 97<ul style="list-style-type: none">◦ Monthly meetings will start taking place in June• Spring of 2025 town meeting will be the motion to send it to Article 97• L.Finnegan noted we are still in the PDP phase.<ul style="list-style-type: none">◦ This is for conforming to the Design Program and not to create actual designs◦ Everything produced is subject to change◦ The PDP is looking to show how the Program can work and fit with various buildings◦ The PDP will be submitted on June 4th to the MSBA<ul style="list-style-type: none">• The MSBA will provide feedback on the program and not the designs• L.Finnegan noted that the next phase, PSR (will go from June to December), will have to have one design chosen by the end of it.• L.Finnegan noted that after the PSR the actual design of one (1) building will start to take place (Schematic Design starting in January 2025) and show details such as classroom locations and entryways and roughly 50 pages of specs.<ul style="list-style-type: none">◦ The Construction Documents will have much more• L.Finnegan stated that MSBA will not issue reimbursement if there is an open Permit for wetland relocation. MEPA approval is required. The provided schedule shows the worst-case scenario for reimbursement.• L.Finnegan noted that the current (13) alternatives being priced will replace all fields and associated surroundings as part of the high school project.• L.Finnegan noted that the wetlands on site have been flagged but more study and research will take place.• W.Park reviewed the provided schedule<ul style="list-style-type: none">◦ Design Phase<ul style="list-style-type: none">• PDP Phase: At this phase all site options should be presented with potential development restrictions identified<ul style="list-style-type: none">▪ January 2024 to July 2024• PSR Phase: The MSBA requires a summary of the process undertaken to identify all potential issues and steps that are to be taken to resolve them. An updated schedule that includes dates of anticipated approvals (e.g. Article 97).<ul style="list-style-type: none">▪ July 2024 to January 2025• MSBA Approves Feasibility Study<ul style="list-style-type: none">▪ February 2025• Schematic Design Phase: Upon submission of the District's SD Submittal, it is preferred that the district have ownership, full control, and access of the site. However, if there are any prevailing issues that are mapped out to the satisfaction of the MSBA, staff will forward a conditional budget and project scope recommendation to MSBA Board of Directors.<ul style="list-style-type: none">▪ December 2024 to August 2025• MSBA Approves SD *Conditional See Advisory 45<ul style="list-style-type: none">▪ October 2025• Town meeting & debt exclusion to approve project and funding<ul style="list-style-type: none">▪ November/December 2025• Worst case for MSBA reimbursement to commence<ul style="list-style-type: none">▪ September 2026◦ There is one section that includes all things Article 97 & MEPA.

- We are currently progressing through the initial Article 97 local groundwork and introduction Meeting with MEPA.
 - January 2024 to January 2026
- Project introduction meeting with MSBA
 - January 2024
- PLPA initial call
 - February 2024
- PLPA waiver submission with alternatives (if applicable)
 - March 2024 to July 2024
- Advance alternatives from MSBA level to level suitable for EEA
 - July 2024 to March 2025
- PLPA portal notification (if necessary)
 - October 2024 to April 2025
- Town meeting Approval of Land Swap
 - May 2025
- State Legislative approval of Article 97 Bill - Prep & Filing
 - January 2025 to March 2026
- State Legislative Approval of Article 97 Bill
 - March 2026 to September 2026
- Engage MEPA Consultants and start Traffic Report
 - October 2024 to January 2026
- File and gain MEPA approval for ENF, DEIR, and FEIR
 - January 2025 to January 2026
- Wetlands
 - The risk of associated with this timeline is the challenge of permitting over 5,000sf of wetlands
 - It should be stressed that with this timeline “the Commissioner may waive the application of one or more of the regulations on the basis of overriding public benefit is intended to be employed only in rare and unusual cases. The provision authorizing a variance request directly to the Commissioner for projects on land within more than one city or town is intended to apply to projects that involve functionally related work in several contiguous towns (e.g., transportation and energy transmission facilities) and to provide for a single uniform determination concerning alternative locations and the other variance criteria.”
- Questions
 - A.Levine asked that it is true if the MSBA will not sign a PFA if all Article 97 & MEPA issues are not solved
 - L.Finnegan stated that the MSBA board will approve the SD and project but will not start reimbursement until it is approved
 - M.Battite asked what the waiver process is
 - W.Park stated that using the waiver process will allows the project to go through the Article 97 process while avoiding MEPA
 - L.Finnegan noted the waiver takes out one step of the process but does not get rid of the Article 97 process
 - M.Burton asked how confident the team is in the 6-month legislation review time span
 - L.Finnegan noted that the time span is actually one year but if the correct leg work (such as this meeting) is done correctly the timeline is often reduced down to 6-months.
 - L.Finnegan noted that simply filling the wetlands is not a simple task as described above, especially when keeping the student population, the ability to continue their education.

- L.Finnegan noted that avoiding the wetlands entirely will severely disrupt the current education due to phasing the project as Arlington did. There will have to be use of a large number of modulars.
- L.Finnegan stated that it will be very difficult to find a feasible option that stays entirely off Article 97 land
- E.Prestileo described the two (2) figures provided, Figure A & B. Please see the attached figures under the presentation
 - L.Finnegan noted it is clear that the Town of Lexington owns this land, but it is used by multiple groups
- D.Lucente asked if the parcel along Worthen Road can be included in the land use figures
- J.Malloy stated that when SMMA is ready monthly meetings will be conducted in starting in June as many members of this working group are not included in the SBC.
- C.Lamb said that in the 41-40 public plot is has been discussed that if this plot was not intended on being used it should be left off the plot to not stir up any issues. If it is planned on being used it should be added to start the conversation now.
- D.Lucente asked if the building on plot B (Figure B) used the waiver process to build this on park land?
 - A.Levine stated that it was built prior to the adoption of Article 97 in the Massachusetts Constitution
- J.Hackett commented that while being mindful of how this process works having been through an Add/Reno to a high school it was one of the most difficult experiences and was very disruptive to their education. Having already gone through disruptions within the pandemic this should be kept in mind.

Public Comment

- P.Kelley noted that is absolutely essential that the recreational fields are not disrupted. Kelley has presented something prior in a rough way but would like a serious look into how to accomplish the project goal without cutting the fields in half and using Article 97 land.
 - R.DeAngelis followed up P.Kelley's comment by stating that in the Boston High Rise buildings they do not use large laydown areas. DeAngelis suggested using the nearby landfill area and trucking the resources to the job site. If they must be taken it should be as late as possible
- J.Hackett asked if there was a verbal commitment that plot 41-40 will not be used in the project
 - C.Lamb stated that it was said by M.Cronin it was "not in the cards" currently

3.

Close

Working group meetings will start again in June 2024 for monthly meetings. The website will be updated with meeting information on a weekly basis.

Sincerely,

DORE + WHITTIER

Christina Dell Angelo
Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

DRAFT

		2024												2025												2026											
		Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec
P	Preliminary Design Phase (PDP) At the PDP phase, all site options should be presented with potential development restrictions identified)																																				
D	Preferred Schematic Report Phase (PSR) The MSBA requires a summary of the process undertaken to identify all potential issues and steps that are to be taken to resolve them. An updated project schedule that includes dates of anticipated approvals (e.g. Article 97 approvals) and key steps to gaining full ownership, control, and exclusive use of the land is also required in the PSR submitted to the MSBA for review.																																				
E	MSBA Approves Feasibility Study																																				
S	Schematic Design Phase (SD) Upon submission of the District's Schematic Design Submittal , it is preferred that the District have ownership, full control, and access of the site. However, should there be outstanding issues that are in the process of being resolved and that are mapped out to the satisfaction of the MSBA, staff will forward a conditional Project Scope and Budget recommendation to MSBA Board of Director's for its consideration Project Scope and Budget recommendation to MSBA Board of Director's for its consideration.																																				
H	MSBA Approves SD *Conditional See advisory 45																																				
A	The recommendation will be conditional upon the District obtaining full ownership, control, and exclusive use of the proposed project site. The MSBA will not sign a Project Funding Agreement and will not reimburse the District for any costs incurred beyond the Feasibility Study Agreement without all land use issues being resolved.																																				
S	Town Meeting & Debt Exclusion to Approve Project and Funding																																				
E	Worst case date for MSBA reimbursement to commence																																				
	Design Documentation (14 months) *Conditional until Article 97 approval																																				
A	Initial Article 97 Local Groundwork and Support (incl. Local boards and State representatives)																																				
R	Project introduction Meeting with MEPA																																				
T	PLPA Initial call																																				
I	PLPA waiver submission with alternatives (if applicable)																																				
C	Advance alternatives from MSBA level to level suitable for EEA																																				
L	PLPA Portal notification (if necessary)																																				
9	Town Meeting Approval of Land Swap																																				
7	State Legislative Approval of Article 97 Bill - Prep and Filing																																				
&	State Legislative Approval of Article 97 Bill																																				
M	Engage MEPA Consultants, start Traffic Report, GHG, etc.																																				
E	Prepare Environmental Notification Form (ENF) Filing																																				
P	ENF Noticed in Environmental Monitor, site visit, public comment, MEPA issues Certificate on the ENF																																				
A	Draft Environmental Impact Report (DEIR) Filing																																				
M	DEIR Noticed in Environmental Monitor, public comment, MEPA issues Certificate on the DEIR																																				

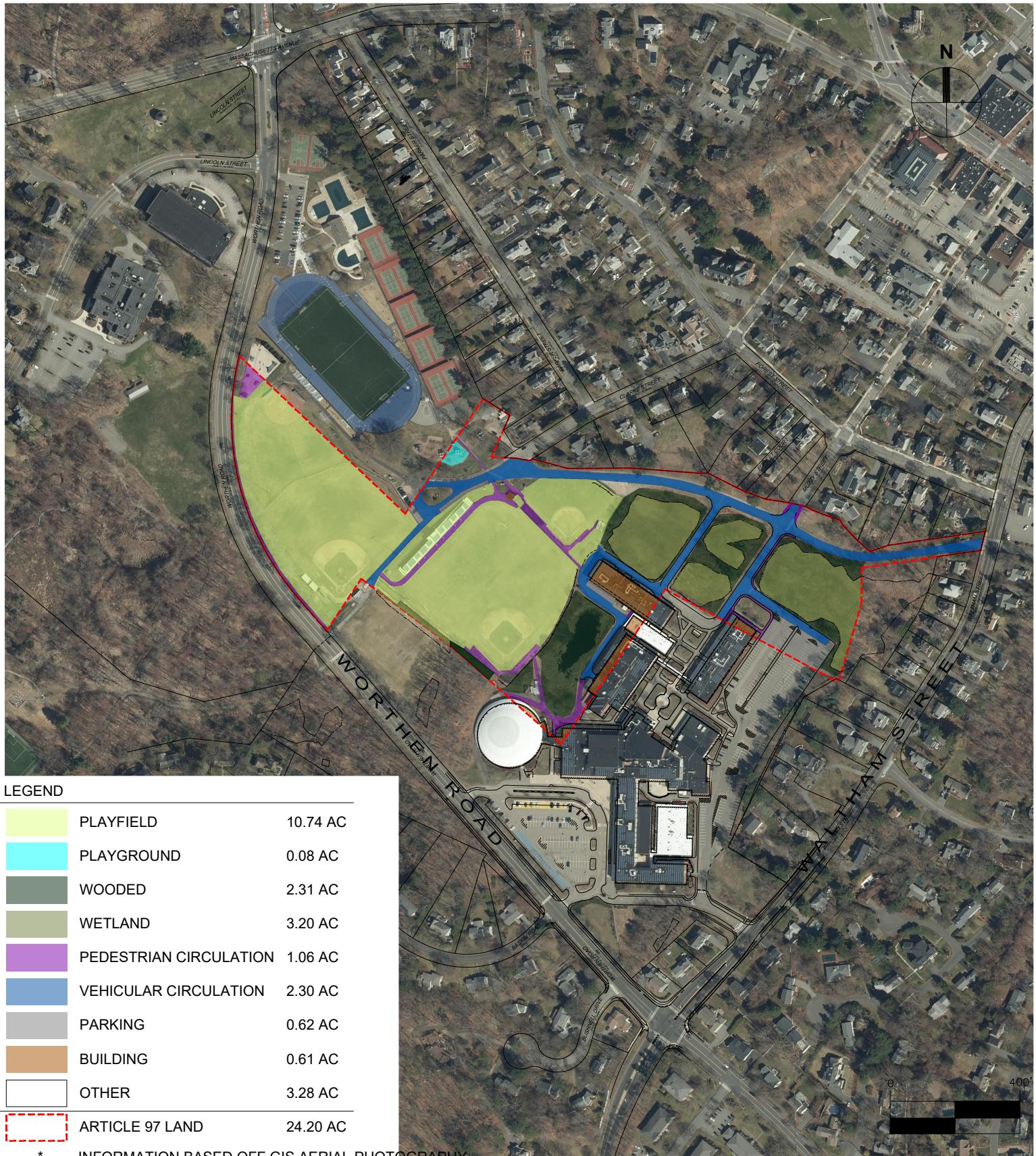


Figure A

ARTICLE 97 AREAS

DATE: 3/14/2024
 ISSUE:
 SCALE: 1"=400'
 REF:
 DR BY: LCF
 CK BY:

LEXINGTON HIGH SCHOOL

251 WALTHAM STREET
 LEXINGTON, MA 02421

JOB NO.: 23090

SYMMES MAINI & MCKEE ASSOCIATES
 1000 Massachusetts Avenue
 Cambridge, Massachusetts 02138
 P: 617.547.5400 F: 617.648.4920

SMMA



	PARCEL #/ID	OWNERSHIP	RESTRICTION NOTED IN DEED	CURRENT USE
	A	Town of Lexington	None	Public Park/Open Space
	B	Town of Lexington	Public playground, may revert to grantor with consent, may be used for education structures (Bk625/Pg543)	Public Park/Open Space
	C	Town of Lexington	Public park and playground	Public Park/Open Space
	D	Town of Lexington	School purposes	High School
	E	Town of Lexington	None	Public Park/Open Space
	F	Town of Lexington	None	Public Park/Open Space
	G	Town of Lexington	None	High School

PROPERTY - LEXINGTON ASSESSORS ID 49-90

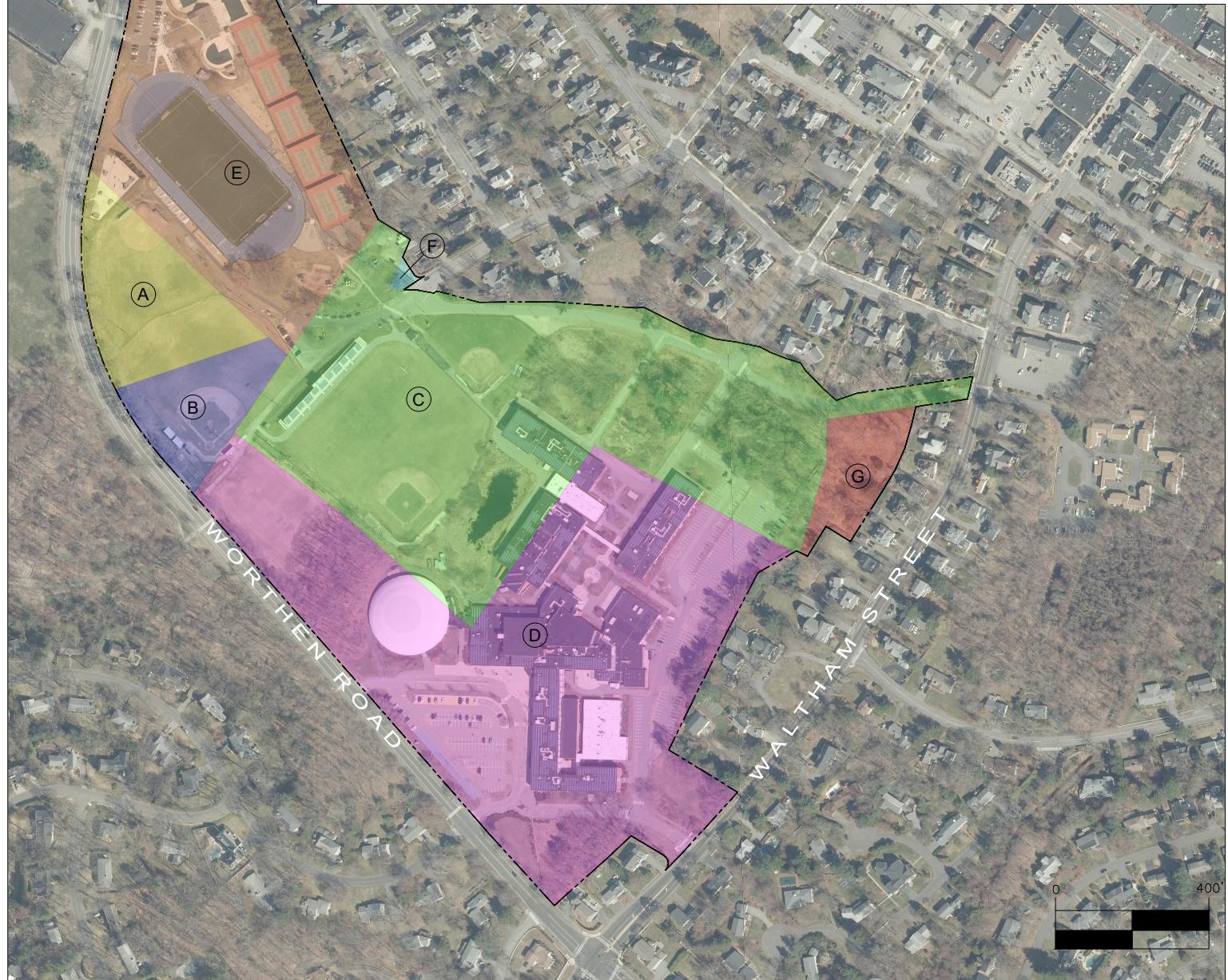


Figure B

AREA USE RESTRICTIONS

DATE: 4/18/2024
 ISSUE:
 SCALE: 1"=400'
 REF:
 DR BY: LCF
 CK BY:

LEXINGTON HIGH SCHOOL

251 WALTHAM STREET
 LEXINGTON, MA 02421

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SMMA