



TAPPÉ ASSOCIATES, INC.

**Lunenburg Middle / High School
Regulatory Working Session #2**

Passios Elementary School
Wednesday March 5, 2014 11:00 am

Minutes

Attendees:

Mike Sauvageau	Lunenburg Building Department	
Tim Marini	Lunenburg Police Department	
Pat Sullivan	Lunenburg Fire Department	
Jan Carrier	Lunenburg Conservation Commission	
Dave Matthews	Lunenburg Board of Selectman	
Fran McNamara	Lunenburg Water Department	
Joanna Bilotta Simeone	Lunenburg Planning Board	
Jack Rodriquez	Lunenburg DPW	
Loxi Jo Calmes	School Department - Superintendent	
John Londa	School Department – Director of Facilities	
Mike Mackin	Chair, School Building Committee	
David Warner	Warner Larson	Landscape Architect
Shawn Smith	Nitsch Engineering	Civil Engineer
Paul Finnerty	Architectural Engineers	P/FP Engineer
Kevin Alles	TMP Engineers	Electrical Engineer
Ashley Lentz	TMP Engineers	Electrical Engineer
Charles Hay	Tappe Associates	Architect

Project Overview

A brief summary of project schedule and anticipated milestone submissions was provided. In summary, early packages will be released in the spring with early site activities starting in the summer and foundations and steel proceeding in the fall of 2014. Final construction documents will be bid in the fall. Aprox construction duration is fall 2014 to late 2016 or early 2017.

Regulatory Requirements

Zoning Enforcement Officer confirmed that his understanding is that this educational facility is exempt from conformance with the Zoning By-Law, and no variances are required for non-conforming conditions. He noted that he would confirm with the Town's legal counsel.

Regulatory working session minutes
3-5-14
Pg 2 of 5

Planning confirmed that Development Plan Review is required with the Planning Board, but not a formal hearing or public notice, etc. An application form was provided at the meeting, and submission requirements (SEC8.4.pdf) sent separately. Planning Board meets every 2 weeks, and will expedite this project on their agenda when it is submitted. 7 copies of drawings are required with submission.

NOI with Con Com is anticipated due to the expectation that wetlands exist at the drainage outfall. Agent suggested RDA for early site to clear the non-jurisdictional areas of work. Agent will walk site, Con Com meets every two weeks.

Zoning Enforcement Officer indicated that zoning limits sign heights, design team to review.

Tappe Associates noted that the project will require a separate foundation permit as that work will start prior to the complete set of contract drawings being ready to review and permit.

It was noted that sewer and water permits will need to be pulled.

Project is being designed to meet MA. CHPS which meets or exceeds stretch code. Town is adapting stretch code in July.

DPW noted concern about past flooding and neighbor concerns. It was note that site will need a SWPP and NPEDS NOI.

Review of the Site Plan

The 18' wide fire lane around the building was discussed and it was confirmed that concrete filled bollards with eye bolts (no chain) will be installed at gate locations indicated along with "Authorized Vehicles Only" signage. If enforcement is ever a problem, the Town can install chains at a later time.

Police stated there is a 600' backup for afternoon pickup at the Turkey Hill School, and the effect of bringing this traffic through the site should be considered.

Given the queue of cars that will extend from the auto drop off loop, the driveway will be widened from 24' to 26' within the short section between Passios parking lot and the auto loop to eliminate a safety bottleneck. The 3 access points to the site and fire lane around the building were understood as favorable to minimizing congestion and providing multiple routes for emergency vehicles to get to the school building.

Snow storage was reviewed, and it was noted that areas of lawn adjacent to parking lots would be the location for storage of snow.

Site lighting was discussed and it was noted that exterior lighting would be LED type. There were no objections to lighting as discussed. There was a discussion about the possibility of an added street light near the MA Ave entrance however it was noted that there is an existing pole light already in place at that location that may be adequate.

Desire for speed tables in access drive were confirmed as desirable.

Utilities and Drainage

At existing transite pipes, slip lining with new piping is preferred vs. total replacement. Would require new valves.

Water Department asked about anticipated flow for building, it was noted that this will be established later in the design process.

Drainage to include quantity and quality controls and meet MassDEP requirements. Exact measures to be determined in next design phase.

DPW noted that existing sanitary sewer should have adequate capacity to support the new development.

Fire Protection, Building Configuration

Location of hydrants on site were discussed. Locations at utility area near loading dock and front of the high school were seen as appropriate locations.

Police and Fire requested separate knox boxes mounted at entrances, one blue and one red at each location.

Police Department would like all exterior doors to be numbered and receive signage. Police Department recommended numbering every window in the building and marking with stick on numbers at all locations.

Domestic water service and fire service to connect to exist site service piping near Oak Ave. and run into the building at the Mech. Rm.

Fire department hose connection valves in egress stairs to be provided at floor landings (vs. intermediate landings).

A post indicator valve on exterior fire protection service will not be required.

Gas service will connect to existing gas main on site in vicinity of Oak Ave entrance and run into the building at the Mech. Rm. with the meter on the exterior wall of the Mech. Rm.

Sprinkler system zoning of 4 zones (High School, Middle School, Auditorium and Gymnasium) was presented. Attendees had no objections.

Fire protection system flow capability of minimum 750 gallons per minute (based on 2 standpipes presenting the maximum demand).

Electrical

Emergency generator is to be diesel, it was agreed that this is acceptable.

CCTV camera coverage was discussed. It was noted that the student parking lot should have a camera mounted to light pole for supervision and recording purposes in that area.

It was noted that a separate meeting would be held with public safety and the school department regarding details of the security design for the school.

Fire Department Captain will verify with Chief the potential for a second exterior fire alarm beacon.

Type of fire alarm wiring to be reviewed; armored cable versus low energy. Architect recommended option of low energy if it is a cost savings.

Do not include Faraday as a manufacturer for fire alarm system per facilities director.

Remote drill switch not required, integral with Fire Alarm Control Panel is acceptable.

Stoppers covers on manual pull stations are not required per facilities director, Fire Department took no exceptions.

Kitchen exhaust fan: possibly on standby power, TMP to verify load.

Lav's are hard wired and will be on standby power.

Additional security cameras in gymnasium and cafeteria will be provided.

TMP will review all camera locations and types to potentially reduce quantities.

Police Department has no proprietary manufacturer/systems.

Parking/Pedestrian lighting: No pole height restrictions, use pole heights similar to Turkey Hill Middle School approximately 20'-25'.

Sports lighting for basketball and tennis courts not required.

New football field to be provided with lighting and sound system.

New pressbox will be provided with an accessible lift.

Existing parking lot lights opposite Passios School are powered from existing high school.

Conduit provisions to be provided for future power at gates for road access behind building.

Pump house off of Oak Ave. to be demolished.

Existing sports lighting and concession stand fed from Oak Ave. Temporary feed to be provided.

TMP to provide power for school signage located at Mass Ave entrance and Oak Ave entrance. Possible third location by the main entrance of new high school to be considered.

End of Notes.