

## MEETING RECORD

Perkins Eastman  
Architects DPC

Meeting Date	10/26/2023		
Project Name	Tobin Montessori Vassal Lane Upper Schools	Project Number	79131.00
Subject	Tobin Neighborhood Group Meeting		
Meeting Location	Video Conference	Date Prepared	10/27/2023
Prepared By	Carmen Torres	c.torres@perkinseastman.com	T: 617-449-4026
Attendees:	City of Cambridge: Brendon Roy, Kristen Kelleher, Patricia Nolan W.T. Rich Company (WTR): Davida Flynn, Dan Blumberg Perkins Eastman (PE): Lisa Pecora, Carolyn Day, Carmen Torres		
Neighborhood Attendees:	Jay Yasselman, Jessie English, Jodie Siegel, John Croll, Jon Damian, Joy Hackel, Kenneth Brown, A Robbart, Elizabeth Marran, Alexandra Amati, Courtney Flynn, Dave Doolittle, Doug Brown, Elizabeth Peters, Guillemette Simmers, James Lloyd, Janet Domenitz, Jessie English, Jodie Siegel, John Croll, Jon Damian, Joy Hackel, Kenneth Brown, Lucy Wilhelm, Matt DeVoe, Nancy Menzin, Norma Finkelstein, Robin Bonner, Robin Lubbock, Ryann Engle, Wendy Zens		

ITEM	QUESTION / COMMENT / TOPICS	RESPONSES / DESCRIPTION
<b>1</b>	<b>Introductions</b>	City of Cambridge, WTR, PE provided introductions and noted the purpose is to answer any questions regarding project construction.
<b>2</b>	<b>Construction (item 2.1 to 2.23)</b>	
<b>2.1</b>	<b>Doug Brown:</b> Is the project on time and on budget?	<b>Response by: The City of Cambridge</b> Yes, the project has been on time and on budget.
<b>2.2</b>	<b>Jodie Siegel:</b> I thought there had already been an increase in budget (follow-up to item 2.1)	<b>Response by: The City of Cambridge</b> There was an increase in budget appropriation to accommodate PV panels and other costs before final submission of the project which was approved in 2021. No increase in budget since that approval.
<b>2.3</b>	<b>Doug Brown:</b> Will the playground and the park open at the same time as the school?	<b>Response by: The City of Cambridge</b> Yes, the playgrounds, the fields and park will be open at the same time as the school.
<b>2.4</b>	<b>Joy Hackel:</b> When will the public path reopen?	<b>Response by: The City of Cambridge</b> The public path will be open by the end of day tomorrow. This will be subject to change as construction continues to ensure public safety.

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2.5	<p><b>Jay Yesselman:</b> I see a lot of soil coming out from in front of school. Is it bad stuff? And does it need to drive down Vassal Lane? Concerned about not seeing the top of the truck leaving the site uncovered.</p> <p>Also, when will the path on the side of the school be opened again?</p>	<p><b>Response by: The City of Cambridge</b> Soil remediation has been underway since construction started and is being moved out of the site with all the safety protocols set in place. Not covering the top of the truck means that the soil is moist enough to not cause dust issues – no reason for concern.</p> <p>Please see response in item 2.4</p>
2.6	<p><b>Alexandra Amati:</b> for those of us new here, would you mind briefly summarizing (here is fine) what the issues were that you were referring to in terms of soil? thanks</p>	<p><b>Response by: The City of Cambridge</b> Based on the site history, the area was once used for clay mining. After mining activities ceased, the clay pit was used as an uncontrolled waste pit (1930s through the 1950s) prior to development of the current school and recreational field. The City has been working with CDM Smith to remediate the soil, set protocols in place and monitor the site daily as construction proceeds. Geothermal Report along with the most updated data is posted on the project's website for reference.</p>
2.7	<p><b>Jon Damian:</b> I am directly facing the site, I have not used my backyard since construction started. Can there be better dust management? Can backyards be tested?</p>	<p><b>Response by: The City of Cambridge</b> We are doing everything we can to reduce dust generation during construction and will continue to do so. As the building is enclosed, there will be a reduction of dust, however, cannot guarantee dust generation until end of construction.</p>
2.8	<p><b>Doug Brown:</b> When will the path between Vassal and Concord be reopened?</p>	<p><b>Response by: The City of Cambridge</b> Please see response in item 2.4</p>
2.9	<p><b>Alexandra Amati:</b> Is any of this (playground, park) open to the public?</p>	<p><b>Response by: The City of Cambridge</b> Yes</p>
2.10	<p><b>Jodie Siegel:</b> can you talk about the heaters that are due to be placed soon? Are they run by generators? Will they be running 24/7?</p>	<p><b>Response by: The City of Cambridge</b> Will need to get heating for the building as we are beginning to enclose it. Heaters will be natural gas with a temporary natural gas line which is quieter than other options. It will only need to run 24/7 when the temperature gets below freezing.</p>
2.11	<p><b>Elizabeth Marran:</b> Walking back from Fresh Pond saw a large vehicle parked on Vassal Lane in an unsafe way. All the lights were on at the school and the job lo</p>	<p><b>Response by: The City of Cambridge</b> This has already been addressed. There was a crane issue that day which delayed the job. Once the crane was running, the job needed to be completed and did not was not expected to go past 6:00pm. This should not happen again, construction should stop at 6:00pm.</p>
2.12	<p><b>Courtney Flynn:</b> Small request from your neighbor at 196 Vassal Ln—when construction happens post</p>	<p><b>Response by: The City of Cambridge</b> Please see response in item 2.11</p>

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	<p>7p, can you please ask trucks to not use horns? The other night two sleeping kids were woken. Thanks.</p>	
2.13	<p><b>Jessie English:</b> Can you please make sure the path is cleaned occasionally removing the leaves. Last year it was at times it was heavily covered by leaves and trash.</p>	<p><b>Response by: The City of Cambridge</b> Thank you we will do our best.</p>
2.14	<p><b>Joy Hackel:</b> When will the cranes leave the site? When will most of the outdoor construction noise end?</p>	<p><b>Response by: The City of Cambridge &amp; WTR</b> The largest crane has already left the site about two weeks ago. The other cranes will be smaller and only used as needed.</p>
2.15	<p><b>Dave Doolittle:</b> When is the big dirt pile on Concord going away? And taking all those trucks away?</p>	<p><b>Response by: The City of Cambridge</b> We are going to start trucking the pile again next week hopefully. There will still be some left on site to backfill areas.</p>
2.16	<p><b>Jessie English:</b> Can we have the most up-to-date soil testing results?</p>	<p><b>Response by: The City of Cambridge</b> The soil is the same soil that has been tested and it is on the report. The ongoing daily testing during construction is for monitoring purposes. All current information is available on the Mass DEP website.</p>
2.17	<p><b>Janet Domenitz:</b> Would be great to know the duration of time path is expect to be closed. It would be helpful to have signage be more informative.</p>	<p><b>Response by: The City of Cambridge</b> Noted, will work on providing expected timeframes with paths will be closed.</p>
2.18	<p><b>Robin Lubbock:</b> Noise on Alpine street, when can we expect it to drop?</p>	<p><b>Response by: The City of Cambridge</b> Noise will be ongoing until the end of construction. Once the building is enclosed, there will be a reduction of noise but work will continue on the site.</p>
2.19	<p>What should we expect in terms of noise when the exterior brickwork will start?</p>	<p><b>Response by: The City of Cambridge &amp; WTR</b> Masonry work will less noisy compared to the work, such as steel or excavation work. Noise levels will come from hand tools such as saws.</p>
2.20	<p>What is the plan regarding the current fence along the alpine neighbors and the school? How about the fence on the auto shop side? Can the fence by the baseball fields be reviewed?</p>	<p><b>Response by: The City of Cambridge</b> It was recommended by our arborist to leave the fence in since it is now integrated with the greenery. We will be replacing the fence on the auto shop side. Will review the fence by the baseball fields.</p>
2.21	<p>When will the trailer for steel work leave?</p>	<p><b>Response by: The City of Cambridge</b> End of November</p>

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2.22	When will the field be in?	<p><b>Response by: The City of Cambridge</b> Towards the end of construction to avoid any damages during construction work.</p>
2.23	When will the mountain of soil in the fields be taken down?	<p><b>Response by: The City of Cambridge</b> The pile has been reduced by half about two months ago. In the coming weeks, soil pile will start going down.</p>
3	<p><b>Traffic (item 3.1 to 3.8) &amp; Enrollment (item 3.9 to 3.13)</b></p>	<p><b>Response by: The City of Cambridge</b> We believe all questions have been answered by the appropriate parties below and attached. Please take a moment to review the contents, and if you find that any questions remain unanswered or if new queries arise, we are more than happy to continue the conversation. All previous meeting minutes and questions can be found on the project webpage here: <a href="https://www.cambridgema.gov/projects/tobin-montessori-vassal-lane-upper-schools">Tobin Montessori &amp; Vassal Lane Upper Schools Project - City of Cambridge, MA (cambridgema.gov)</a></p> <p>For specifics on traffic related concerns, please follow the link from the community meeting held in September 2020 here: <a href="https://youtu.be/QnAyZXiERIQ?si=m6-xHnzv1HsTgAIH&amp;t=712">https://youtu.be/QnAyZXiERIQ?si=m6-xHnzv1HsTgAIH&amp;t=712</a></p> <p>Refer to questions recorded below.</p>
3.1	<p><b>Elizabeth Peter:</b> How many cars are going to be involved in this new construction? Concern about the traffic.</p>	<p><b>Response by: VHB, Traffic Consultant</b> The project will result in the following vehicle trips during the peak hours identified in table 3.b.2. of the (<a href="#">Traffic Assessment</a>):</p> <p>Morning Peak Hour = 129 net-new vehicle trips (407 total)          Afternoon Peak Hour = 21 net-new vehicle trips (177 total)          Evening Peak Hour = 72 net-new vehicle trips (72 total)</p>
3.2	<p><b>Jodie Siegel:</b> Concern about the traffic, it is a big priority.</p>	<p><b>Response by: The City of Cambridge</b> Please refer to response in item 3.</p>
3.3	<p><b>Jodie Siegel:</b> Would like to request a petition for a no left turn on Alpine Street.</p>	<p><b>Response by: VHB, Traffic Consultant</b> The City has considered various directionality and turn restrictions in the area in the past and doesn't believe such changes are beneficial to the access and circulation of the neighborhood.</p>
3.4	<p>Does the new site design include a separate bike path?</p>	<p><b>Response by: VHB, Traffic Consultant</b> Yes, there is a dedicated bike path connecting Concord Ave. to Vassal Lane St.</p>
3.5	<p><b>Jessie English:</b> Is the path along the fields bike friendly? Existing site was not ideal.</p>	<p><b>Response by: The City of Cambridge</b> Yes, new site design has a successful solution in place.</p>
3.6	<p><b>Janet Domenitz:</b> How can there be the same number</p>	<p><b>Response by: The City of Cambridge</b> The buses were not at full capacity, therefore the same amount of buses can accommodate the projected enrollment for the new school project.</p>

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	of busses for 50% more students?	
3.7	<b>Elizabeth Marran:</b> Which roads are the buses taking? Will they be coming down Standish Street.	<b>Response by: VHB, Traffic Consultant</b> A student distribution is provided in Figure 3.d.1 of the <a href="#">Traffic Assessment</a> which indicates the arriving/departing patterns of parent/student vehicles, however, buses are not expected to use Standish because in order to access the bus loop, they would need to enter via Lakeview or Fresh Pond Parkway. Buses will exit eastbound on Vassal Lane and turn on Fayerweather in either direction or continue down Vassal Lane.
3.8	<b>Joy Hackel:</b> When will the traffic meeting be held.	<b>Response by: The City of Cambridge</b> Please refer to response in item 3.
3.9	<b>Elizabeth Peters:</b> How many students and staff will be using this new building? Where will the school buses leaving the new school be directed? Where will the car traffic be directed?	<b>Response by: The City of Cambridge</b> The current design of the new school is projected for 975 students and 284 staff capacity. The actual enrollment and staffing of the new school programs will vary from year to year. Please refer to response in item 3.7 for the traffic-related questions.
3.10	<b>Alexandra Amati:</b> What grades will the new school be having?	<b>Response by: The City of Cambridge</b> Pre-school to 8 <sup>th</sup> grade.
3.11	Based on what I am understanding, is there a 50% more students total?	<b>Response by: The City of Cambridge</b> The existing enrollment for the school was 618 students, the current design of the new school is projected for 975 students. The actual enrollment numbers will vary from year to year. This increase includes added capacity projections for the two existing schools and the reduced program for the new Community School & Special Start classrooms.
3.12	What is the protocol in place if there is an active shooting at the school? Would help be able to help with the traffic being generated?	<b>Response by: The City of Cambridge</b> Emergency response preparedness is managed by the police, fire department, and CPS. Traffic is not a concern.
3.13	What is the capacity for the autism students?	<b>Response by: The City of Cambridge</b> The actual enrollment and staffing of the new school programs will vary from year to year.
<b>4</b>	<b>Others</b>	
4.1	<b>Alexandra Amati:</b> how do we get onto the email distribution list for the construction updates?	<b>Response by: The City of Cambridge</b> Please email <a href="mailto:kkelleher@cambridgema.gov">kkelleher@cambridgema.gov</a> with this request.
4.2	<b>Doug Brown:</b> What is the status of the Armory site? Has any further progress been made in acquiring the site? If so, has any design	<b>Response by: The City of Cambridge</b> The process of acquiring part of the Armory site is ongoing. No major updates at this time.

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	work been done on it to integrate it into the larger project?	
4.3	<b>Jessie English:</b> Is there a MA DEP RTN # for this site with updated data on the contamination at the soil? Can you please provide this MA DEP RTN# so we can find the DEP website with actual data on contamination on this?	<b>Response by: The City of Cambridge</b> The RTN is 3-0001658. Link to the MassDEP website can be found here: <a href="https://eeaonline.eea.state.ma.us/portal#!/wastesite/3-0001658">https://eeaonline.eea.state.ma.us/portal#!/wastesite/3-0001658</a> This site is public and anyone wishing to view can to search by the address and "Tobin School". Documents are listed here: <a href="https://eeaonline.eea.state.ma.us/EEA/FileViewer/Rtn.aspx?rtn=3-0001658">https://eeaonline.eea.state.ma.us/EEA/FileViewer/Rtn.aspx?rtn=3-0001658</a>
4.4	<b>Joy Hackel:</b> The building seems about 20% higher than in original drawings because the solar panels seem to be on a tall grid. What's the logic there?	<b>Response by: The City of Cambridge</b> The City of Cambridge and the design team have been working with the fire department in order to design the PV array with the appropriate heights and safety features required in case of an emergency.
4.5	<b>Courtney Flynn:</b> Can you speak to the water tank under the school and how that will affect the water table/flooding mitigation in the neighborhood?	<b>Response by: The City of Cambridge (DPW)</b> The 1.25 million gallon stormwater tank is not under the school, it is west of the school building. The tank is designed to improve stormwater drainage level of service for the area surrounding the school property, especially at the Standish Street/Vassal Lane intersection and low-lying areas near Concord Avenue. Specifically, the purpose of the Tobin stormwater storage tank is to reduce inundation for the 10-year, 24-hour 2070 storm event. The stormwater tank is not anticipated to have an impact on groundwater levels in the neighborhood.  For more information, you can also email <a href="mailto:cwoodbury@cambridgema.gov">cwoodbury@cambridgema.gov</a> for detailed questions about the storm water tank. She is project manager at DPW overseeing the stormwater tank.
4.6	<b>Doug Brown:</b> How much is new capacity and how much is replacing that we are loosing on the site? What is the net gain?	<b>Response by: The City of Cambridge (DPW)</b> The project has its own on-site storm collection capacity. The stormwater tank is designed to reduce surface flooding from extreme events. See response in 4.5.
4.7	<b>Jessie English:</b> Will there ever be testing of the water in the 1.2 million tank to ensure that toxic waste (contaminated groundwater) from adjacent hazardous waste sites are not contaminating this tank?	<b>Response by: The City of Cambridge (DWP)</b> The stormwater tank is designed to receive stormwater runoff to reduce surface flooding along Concord Avenue and Vassal Lane during extreme events. It is not designed to receive/manage groundwater. The tank and connected pipelines on the Tobin site are designed to prevent inflow of groundwater into the tank.
4.8	<b>Joy Hackel:</b> Just want to put in a request for more communication and transparency please.	<b>Response by: The City of Cambridge</b> Will continue to keep open communication, based on previous experience with other projects, it has been best to only send out emails/post at very crucial moments to avoid people ignoring content. Please email any specific questions you have at any point to <a href="mailto:kkelleher@cambridgema.gov">kkelleher@cambridgema.gov</a>

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4.9	<b>Alexandra Amati:</b> Has there been thought in the new design regarding light pollution? Is it going to be a lot of lights the whole night?	<b>Response by: The City of Cambridge &amp; PE</b> The site lighting design did take into consider light pollution and should not be a major concern. The lighting on-site will be on a timer. Can get back to you with further information.
4.10	<b>Elizabeth Marran:</b> What is the total sq. ft. of the new building?	<b>Response by: The City of Cambridge &amp; PE</b> The new building is about 300,000 sq. ft. including the parking garage below that is the full footprint of the site.
4.11	Concern about a response from the City regarding no more meetings, please explain.	<b>Response by: The City of Cambridge &amp; PE</b> There will be no more community meetings moving forward. Neighborhood meetings such as this one can be accommodate upon request. Please email any specific questions you have at any point to <a href="mailto:kkelleher@cambridgema.gov">kkelleher@cambridgema.gov</a>