

**Board of Selectmen  
Minutes of Tuesday, August 23, 2016  
Bourne Community Center  
Bourne, MA 02532**

RECEIVED  
2016 SEP 15 AM 9:56  
TOWN CLERK BOURNE

\*\*\*\*\*

TA Tom Guerino

**Selectmen**

Don Pickard, Chairman  
Peter Meier, Vice-Chairman  
George Slade, Clerk  
Stephen Mealy  
Michael Blanton

Note this meeting is being televised and recorded. If anyone in the audience is recording or videotaping, they need to acknowledge such at this time – Michael Rausch Bourne Enterprise.

All items within the meeting agenda are subject to deliberation and vote(s) by the Board of Selectmen.

**Documents**

**Meeting Called to Order**

Chm. Pickard called the meeting to order at 7:00 pm.

**Moment of Silence for our Troops and our public safety personnel /Salute the Flag**

**Public Comment – Non-Agenda Items**

None requested.

**4) Minutes from Meeting: 8-11-16**

**Voted** Stephen Mealy moved and seconded by Michael Blanton to approve the minutes from August 11, 2016 as presented. Peter Meier abstained. Vote 4-1.

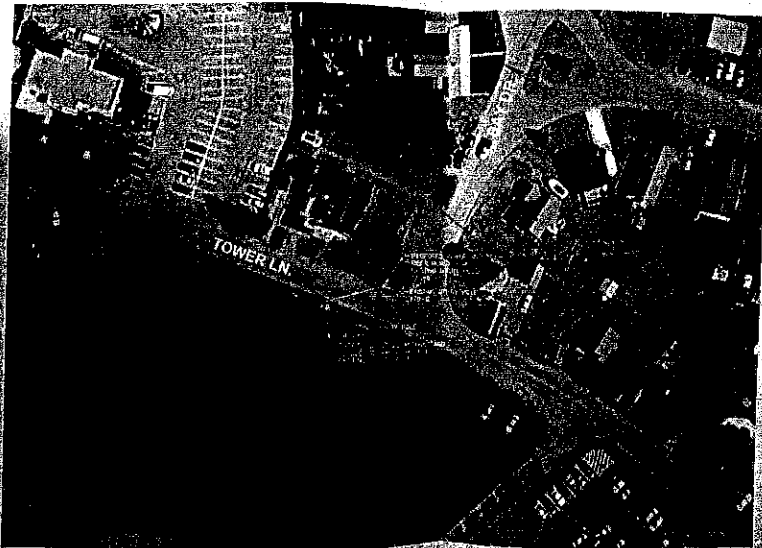
**5) Correspondence**

George Slade brought the committee up to date on the correspondence.

- A. Letter of interest from Marie Kane to fill the vacancy on the Selectmen's Pollution Task Force and Phase II Stormwater Management Community Oversight Program
- B. Letter from DEP re: Joint Base Cape Cod (JBCC) Draft J-3 Range Environmental Monitoring Work Plan, Concurrence

# ACROSS FROM 16 TOWER LN. BOURNE, MA 02532

## MARITIME ACAD MA SC



LEASE EXHIBIT

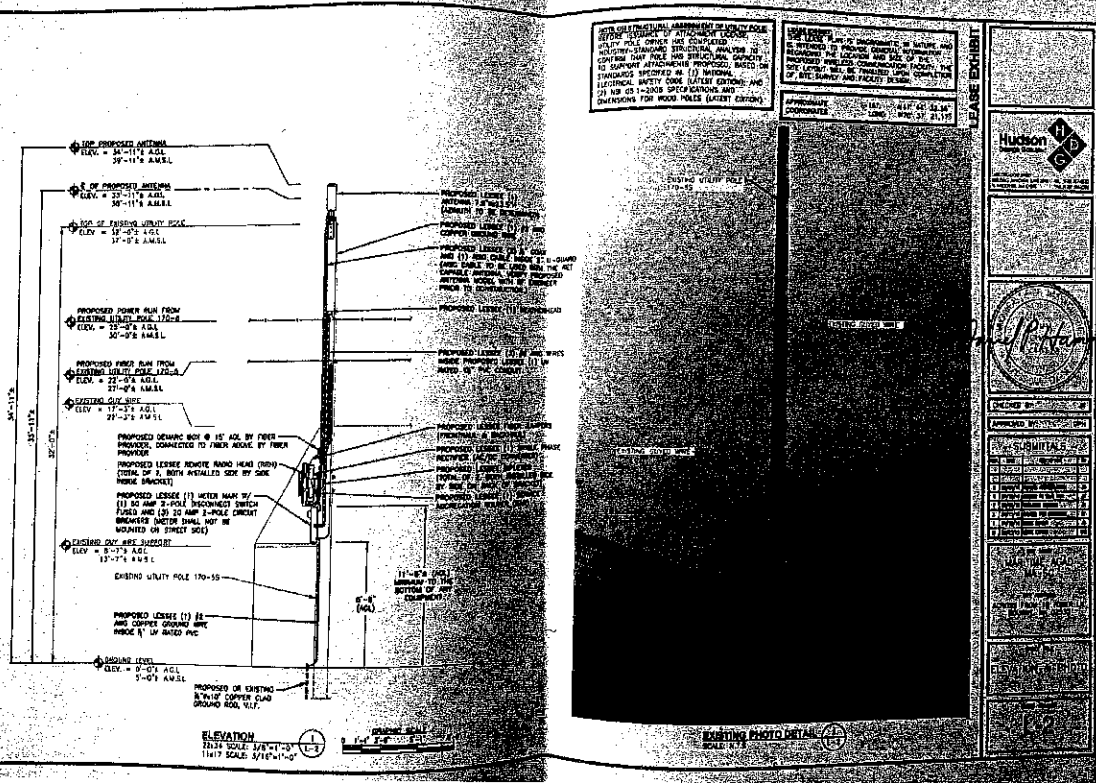
**Hudson**  
CONSTRUCTION

*David P. Hart*

DESIGNED BY: [Signature]  
 APPROVED BY: [Signature]

SUBMITTALS	
NO.	DESCRIPTION
1	CONTRACT
2	PERMITS
3	UTILITY RECORDS
4	PROPOSED WORK
5	CONSTRUCTION
6	FINAL REPORT

BY: [Signature]  
 TITLE: [Title]



LEASE EXHIBIT

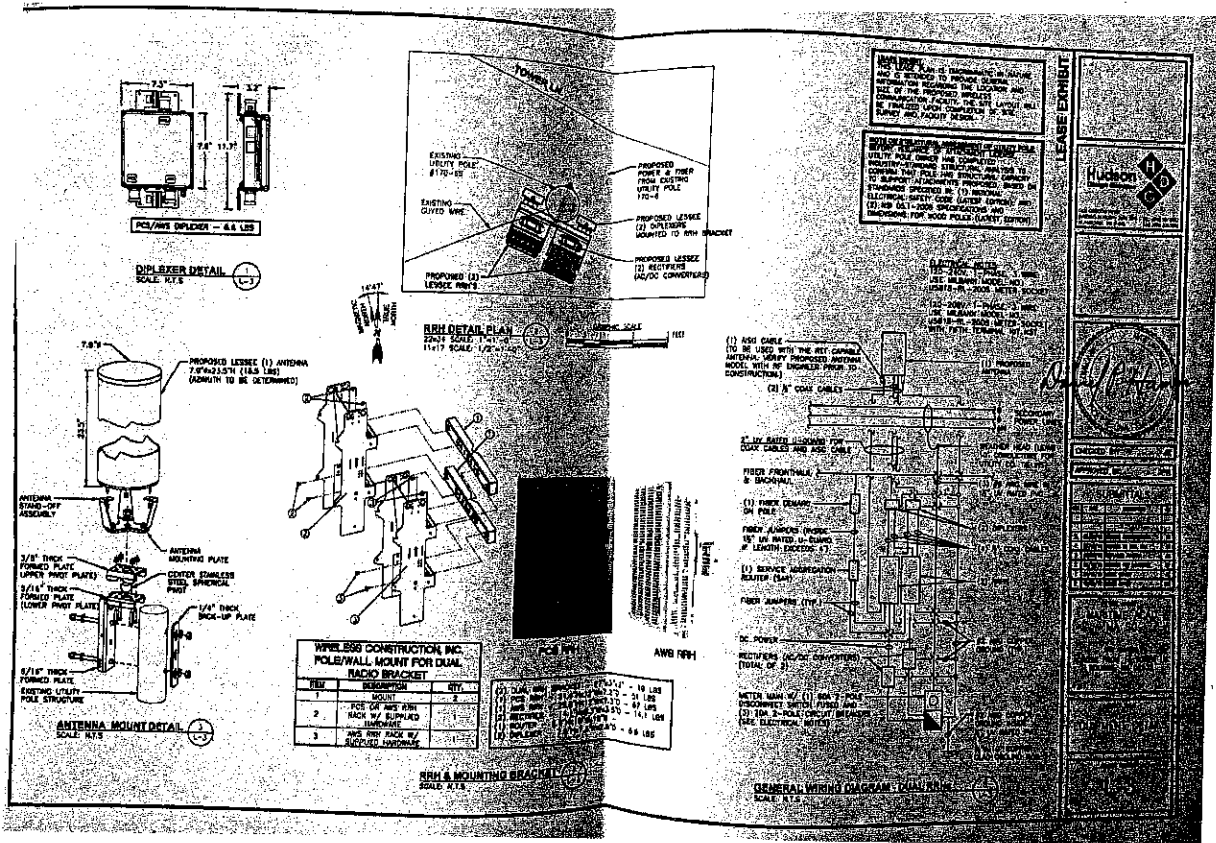
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5	CONSTRUCTION
6	FINAL REPORT

BY: [Signature]  
 TITLE: [Title]



Betsy Mason Attorney for Verizon Wireless said they are talking about a small cellular 2 ft. by 1 ft. on the utility pole adjacent to the fields on Maritime Academy. Verizon wants to put the small cell there to improve the coverage in that area.

Mr. Guerino said there was a slight amendment to the plans; it is going to be adjacent to 16 Tower Lane. Betsy Mason said we submitted amended plans. We are going to the same pole. It's on the Maritime Academy side of the street.

Mr. Guerino suggested Verizon look into the Sagamore and Sagamore Beach area because of dropped calls.

Mr. Elmer Clegg, Pocasset questioned who initiated the project?

Betsy Mason said Verizon was looking to make its coverage better. This is going to be a small cell, to improve the capacity in the area where there is a lot of voice and data demand.

Mr. Clegg would like it to be extended into Pocasset also.

**Voted** Peter Meier moved and seconded by Michael Blanton to close the public hearing for Cellco Partnership d/b/a Verizon Wireless.

**Roll call vote:** Mr. Blanton - Yes; Mr. Meier - Yes; Mr. Slade - Yes; Mr. Mealy - Yes; Chair - Yes.

**Voted** Peter Meier moved and seconded by Michael Blanton to approve the project as submitted. Vote: 5-0

**7) 7:30 PM John Ross – Aquaculture Grant**

Mr. Pickard went over the public hearing for John Ross Shellfish Grant/Application.

**Voted** Peter Meier moved and seconded by Michael Blanton to open the public hearing.  
**Roll call vote:** Mr. Blanton - Yes; Mr. Meier - Yes; Mr. Slade - Yes; Mr. Mealy - Yes;  
Chair - Yes

Mr. Pickard read the public hearing notice.

Town of Bourne, 24 Perry Avenue, Buzzards Bay, Massachusetts 02532  
Public Hearing Notice

Notice is hereby given in accordance with the provisions of MGL Chapter 130, Section 60 as amended and Rules and Regulation and Application Requirements promulgated by the Bourne Board of Selectmen, that John Ross, 20A Dry Cedar Swamp Road, Bourne, MA 02532 filed an application on May 20, 2016 to establish an Aquaculture/Shellfish Grant within the municipal waters of the Town of Bourne. The proposed site is 1 acre and is located on the north side of the Mashnee Dike. The application, including a plan showing the specific location of the proposed grant, can be viewed at Town Hall. A public hearing will be held on August 23, 2016 at 7:30 p.m. in the Bourne Veterans' Memorial Community Center, 239 Main Street Buzzards Bay, MA 02532. Signed by the Board of Selectmen. It was published in the August 2016 edition of the Cape Cod Times. This notice was also posted at Bourne Town Hall, Buzzards Bay USPS Office and Monument Beach USPS Office on July 29, 2016.

John Ross introduced himself, spoke briefly about the application/plan and explained what he wants to do; 4 markers off the North side of the Mashnee Dike and plant the quahogs.

Mr. Pickard said Mr. Mullen endorses this plan. We move on to the Commonwealth for their approval.

Michael Blanton questioned why that site. Mr. Ross said from what he knows no one uses the site and it will support quahogs.

**Voted** Peter Meier moved and seconded by Michael Blanton to close the public hearing.  
**Roll call vote:** Mr. Blanton - Yes; Mr. Meier - Yes; Mr. Slade - Yes; Mr. Mealy - Yes;  
Chair - Yes

**Voted** Peter Meier moved and seconded by Michael Blanton to approve the application as submitted. Vote: 5-0

## 8) 7:45 – Legislative Update – Representatives Hunt and Vieira

Representative Vieira and Representative Hunt provided the Board with updates. Representative Hunt spoke briefly about the bill that passed, relative to addiction, in March that dealt with a lot of issues related to education and prevention. It was approved to put into 7 and 9<sup>th</sup> grades a program that will be part of the regular Health Program that the nurses carry out. Also using a program based on a protocol that a questionnaire, if kids are having a potential problem in moving into the area of using addictive substances, the tool that will probably be used is a program called SBIRT. Also spoke about what has been put together by the Department of Public Health, which is a 6 state New England statewide prescription monitoring system.

Bridge configurations: Had a series of meeting with the Mass DOT and the Army Corp. of Engineers. At these meeting they are working on the bridge issue. It was promised the next meetings are going to be talking about what to do to solve the problem. Representative Hunt spoke about what could happen relative to access to the bridges, before any new bridges are built.

Peter Meier spoke about other areas to look at for access to the bridge.

Representative David Vieira updated the Board of Selectmen on items such as the MMA and neighborhood plans. Pass the land swap ISWM bill; the land documents are in place. Jared MacDonald's long-term disability retirement bill. The Commuter Rail. Representative Vieira would like, at the request of the Board of Selectmen, if you're interested, Chairman Straus has offered to come down to meet with the Transportation Advisory Committee and members of the Board of Selectmen to discuss this option and alternative and to help us prepare to advocate for this concept. MMA Turbine, funding has been reinstated. Also spoke about MCAST 2.0. Rep. Vieira suggested a forum and have a meeting specific to that. Representative Vieira will get a series of dates that work for Chairman Straus and Mr. Guerino will coordinate with the Chair of the Board of Selectmen and the Chair of the Transportation Committee.

Peter Meier spoke about lime bill and self-insurers who will not get this benefit. Hoping to be able to try to get the self-insurers covered. Representative Vieira said he will look into that again.

Tom Guerino questioned perhaps the administration can come out and discuss the municipal modernization bill. Representative Vieira said they are looking at ways to get the word out and how to do the training.

Jim Mulvey spoke about the status report on the town beach and get public access there. Vieira said the town was working with Counsel relative to the deed piece of it. There was noise around a statutory change of transfer of land we found a bill had been introduced to legislature but didn't pass.

Tom Guerino said Counsel is still looking at one other item on how that transfer took place and we are going to ask for a formal opinion from Counsel within the next couple of weeks, so we can either move the Chapter 97 issue or look at another alternative that may be available as well.

Representative Vieira said if we do go the 97 route and we do a roll call vote in legislature so we will have to introduce the bill in January of 2017.

Mr. Stephen Lamarche, Superintendent Bourne Schools, spoke about the Military Mitigation Funds. Mr. Lamarche spoke about Bourne Public Schools and the opiate uses in the school and education within our school system. We provide Health Education to all students in grades 5-8. We added a Health teacher at the elementary level. At the High School we are looking to have a hospital to school program involving students that are not only involved with opiate addiction but those that are also involved with concussions. Mr. Lamarche also spoke about MCIA Mass. Consortium of Innovative Assessment.

## 9) Police Facility Study Committee Report

Charlie Noyes, Chairman Police Facility Building Committee, gave the report on the Police Project.

August 23, 2016



# Town of Bourne

24 Perry Avenue  
Buzzards Bay, Ma 02532



## Police Facility Building Committee

To the Board of Selectman

On August 17, 2016 the Police Facility Building Committee voted to accept the proposed site layout and building floorplan as presented by the respective sub-committees. The acceptance of these preliminary designs was the result of considerable interaction between committee members and the design firm of Kaestle Boos Associates, Inc. Additionally, extensive coordination between this committee and the Bourne Wastewater advisory committee led to the proposed site layout to be presented this evening.

Our committee struggled to propose a building that meets the current and future needs of the department and the community, while being concerned as to the overall cost. The project we are proposing has an approximate cost of \$17,500,000 (17.5 million). While this is a large amount, it represents what is necessary to build and equip a police

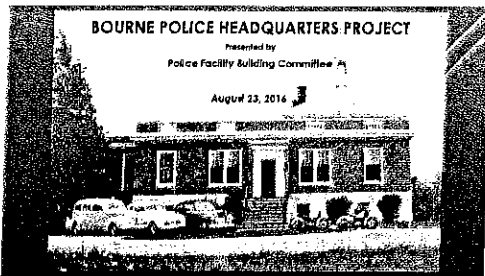
department to serve a community the size of Bourne. The building proposed will have the ability to grow with the community into the future. Police functions occurring within the station will have space available to grow with the department staffing levels, as well as expected an increase in demands for service.

In 2009 the Cecil Group prepared a Municipal Facilities Plan for the Capital Outlay Committee. In that report, the police station replacement was at the top of the list to be replaced. The report stated that *“the Bourne Police Station is in poor condition, has critical space needs, and is restricted from receiving certain Federal funds because it is located with a flood plan.”* The Police Facility Building Committee now asks that the Board of Selectmen support the placement of an article in the Special Town meeting to be held this October, as well as placing the necessary debt exclusion question before the voters in December. The committee thanks the Board of Selectmen for your continued attention and interest to this project.

[www.newbournepolicestation.org](http://www.newbournepolicestation.org)

Charles K Noyes  
Chairperson

### Police Presentation Goes Here



John Redman spoke briefly about some of the ways for cost savings on the Police Facility.

Don Pickard said if we get a positive vote to support the project, by a majority, then it will move onto town meeting with the Board's support.

**Voted** Peter Meier moved and seconded by George Slade to support the police study's recommendation and to create a Debt Exclusion and Warrant Article for the October 17<sup>th</sup> Special Town Meeting.

Stephen Mealy said 17.5 is going to be too much money. Don't think we will be successful in asking the residents of Bourne for that figure. I hope comments made by Mr. Redman and committee members follow through with some substantial reductions.

**Roll call vote:** Mr. Blanton - Yes; Mr. Meier - Yes; Chair - Yes; Mr. Slade - Yes; Mr. Mealy - Yes



**Voted** Stephen Mealy moved and seconded by Peter Meier to have a 5-minute recess.  
Vote: 5-0

Don Pickard called the meeting back to order at 9:05 p.m.

### **10) School Building Committee – Update on Peebles School Project**

Jim Potter, School Building Committee Chairman, spoke about the School Building Committee. The Town has asked the MSBA to undertake this project with us, and they agreed, there is a need for the Peebles School. We as a committee have undertaken to hire a Project Manager and an Architect to complete this study. Tonight will be asking for your support for a Special Town Meeting Article, Special Election ballot vote in December. Mr. Potter introduced Joel Sealy, Owner's Project Manager and Ken Kovack Flansburgh Architects.

Bourne Board of Selectman  
August 23, 2016

# Peebles Elementary School

## Schematic Design - Progress Presentation

PROJECT MANAGEMENT **SMMA**

Massachusetts School Building Authority

**Flansburgh Architects**





## Project Need

The Peebles Elementary School is an aged facility requiring significant upkeep without long term educational benefits.

Bourne Residents voted to approve this Feasibility Study and seek a Grant from MSBA to mitigate these conditions at the October 27, 2014 Special Town Meeting.

The estimated MSBA Grant is \$15.23 million.

## Massachusetts School Building Authority

Deborah B. Goldberg  
*Chairman, State Treasurer*

Maureen G. Valente  
*Chief Executive Officer*

John K. McCarthy  
*Executive Director / Deputy CEO*

Re: Town of Bourne, James F. Peebles Elementary School

Dear Mr. Guerino:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to approve the Town of Bourne (the "Town"), as part of its invitation for Feasibility Study, to proceed into Schematic Design to replace the existing James F. Peebles Elementary School with a new District-wide grades 3-5 elementary school on the existing site (the "Proposed Project").

§  
Peebles Elementary School Bourne, MA

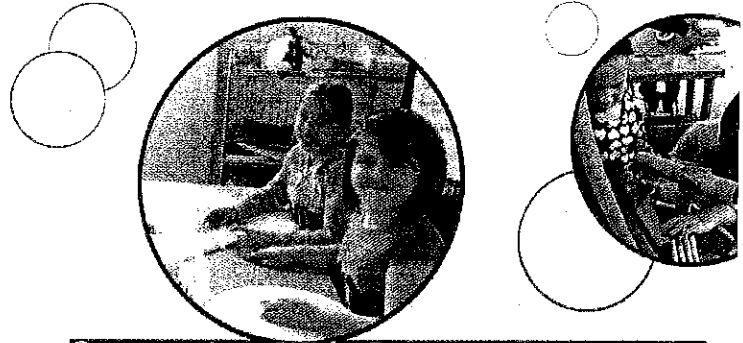
**Flansburgh Architects**

# Community Outreach - the Past 1 1/2 Years

## Public Meetings, Town Board Updates, and Community Forums

- (22) School Building Committee Meetings
- (8) Community Forums
  - Posters & Town Website Announcement
- (1) Town Meeting
  - Project Status Report
- (4) Town Board Presentation
  - Capital Outlay
  - Finance Committee
  - School Committee
  - Council on Aging

5  
Peebles Elementary School, Bourne, MA



## Community - Wide Surveys

Web-based surveys with feedback from over 900 participants

## Televised School Building Committee and Community Forums

Transparent process keeping the community informed

## Project Website & Email

Town Website: <http://www.townofbourne.com/school-building-committee>

Project Email: [sbc@townofbourne.com](mailto:sbc@townofbourne.com)

**Flansburgh Architects**

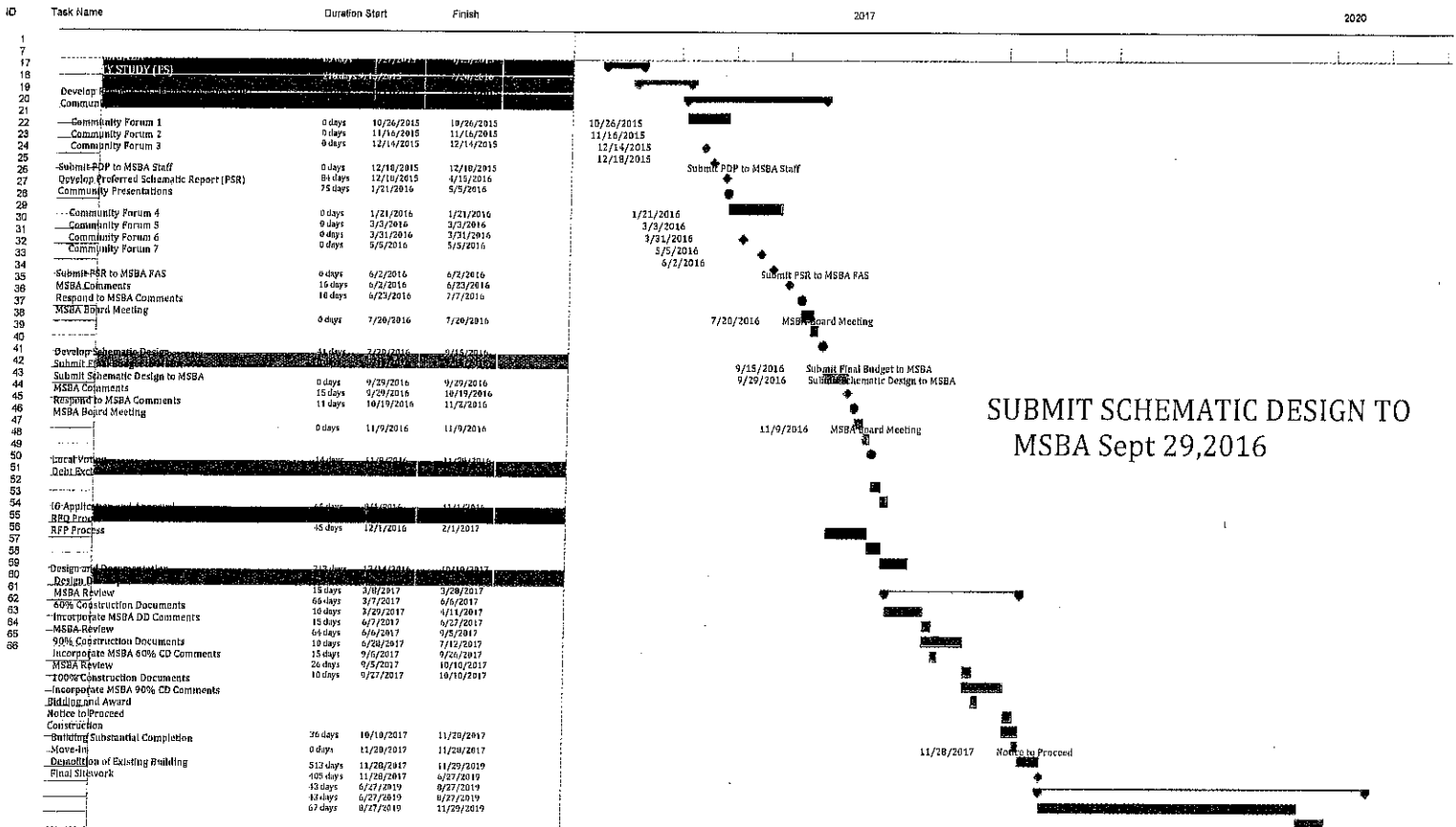
# Completed Milestones

- January 09, 2012 - Bourne submits SOI to MSBA
- June 04, 2014 - MSBA invites Town into Eligibility Phase
- October 27, 2014 - Special Town Meeting Approves Feasibility Study Funding
- December 16, 2014 - MSBA Approves Student Enrollment
- February 11, 2015 - MSBA Executes Feasibility Agreement
- June 08, 2015 - Town retains Owner's Project Manager (OPM)
- September 22, 2015 - Town retains Architect
- October 17, 2015 - Community Forum No.1
- November 17, 2015 - Community Forum No.2
- December 08, 2015 - Community Forum No.3
- December 18, 2015 - PDP Submitted to the MSBA

# Completed Milestones

- January 21, 2016 - Community Forum No.4
- March 03, 2016 - Community Forum No.5
- March 28, 2016 - Finance Committee Meeting
- March 31, 2016 - Community Forum No.6
- April 06, 2016 - School Committee Meeting
- May 05, 2016 - Community Forum No.7
- May 12, 2016 - School Committee Meeting Vote for Option 5A
- May 18, 2016 - Capital Outlay
- May 19, 2016 - Council on Aging
- June 02, 2016 - PSR Submitted to the MSBA
- July 20, 2016 - MSBA Board Approves Option 5A PSR
- August 11, 2016 - Community Forum No.8

# Project Schedule



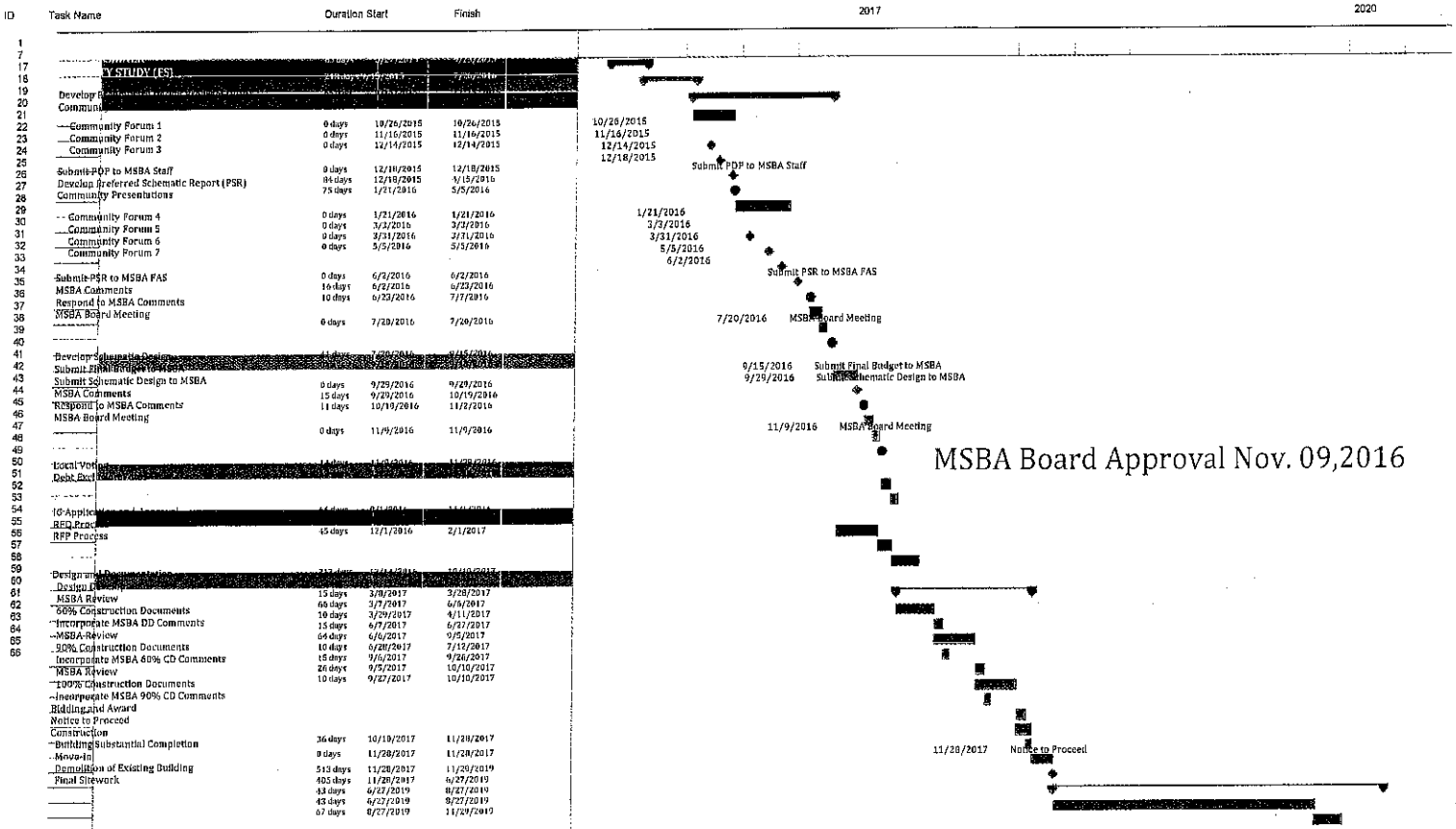
**SUBMIT SCHEMATIC DESIGN TO MSBA Sept 29, 2016**

Notice to Proceed

Peebles Elementary School Bourne, MA

Flansburgh Architects

# Project Schedule



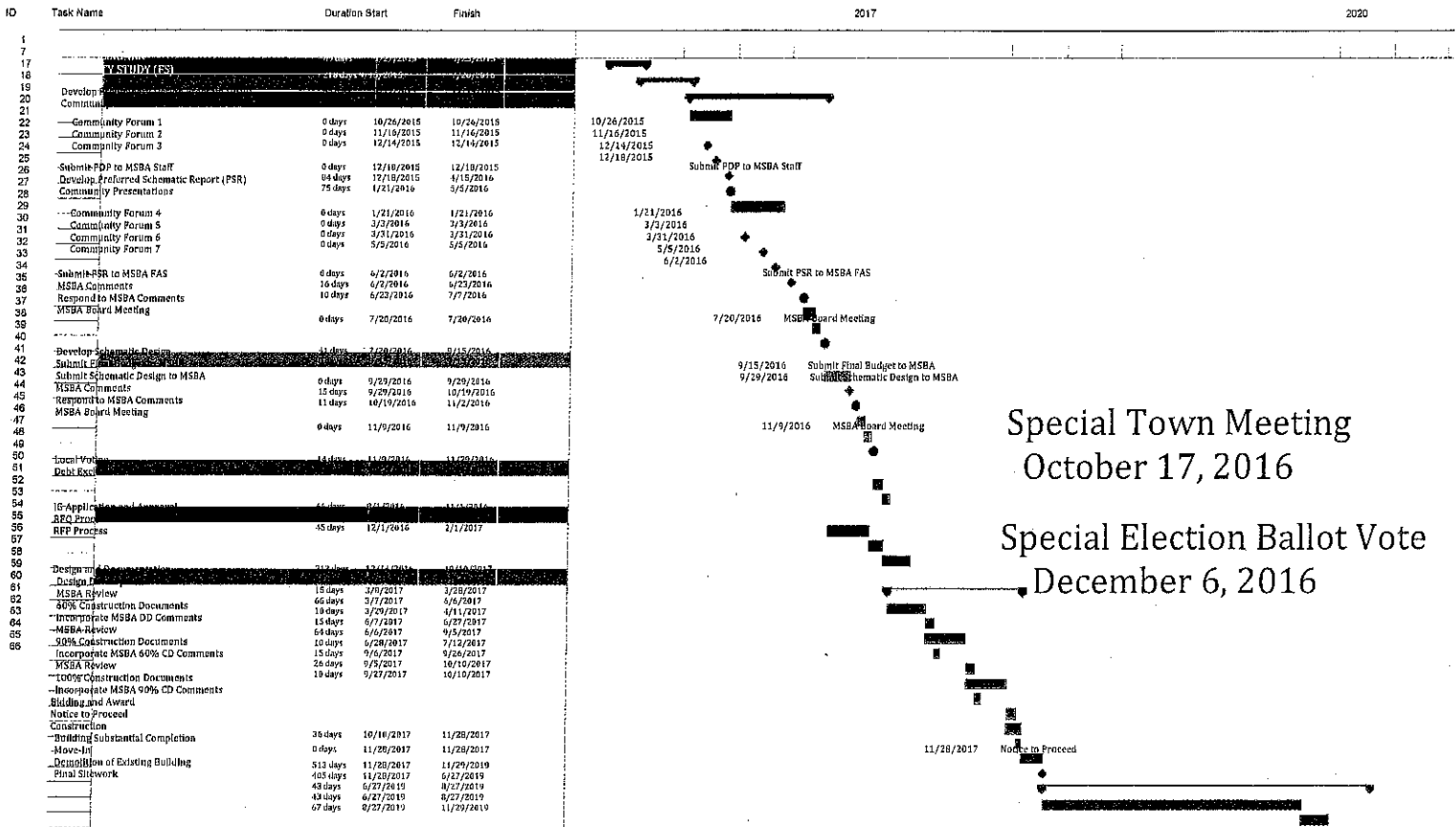
MSBA Board Approval Nov. 09, 2016

Peebles Elementary School Burne, MA

Flansburgh Architects



# Project Schedule



Special Town Meeting  
October 17, 2016

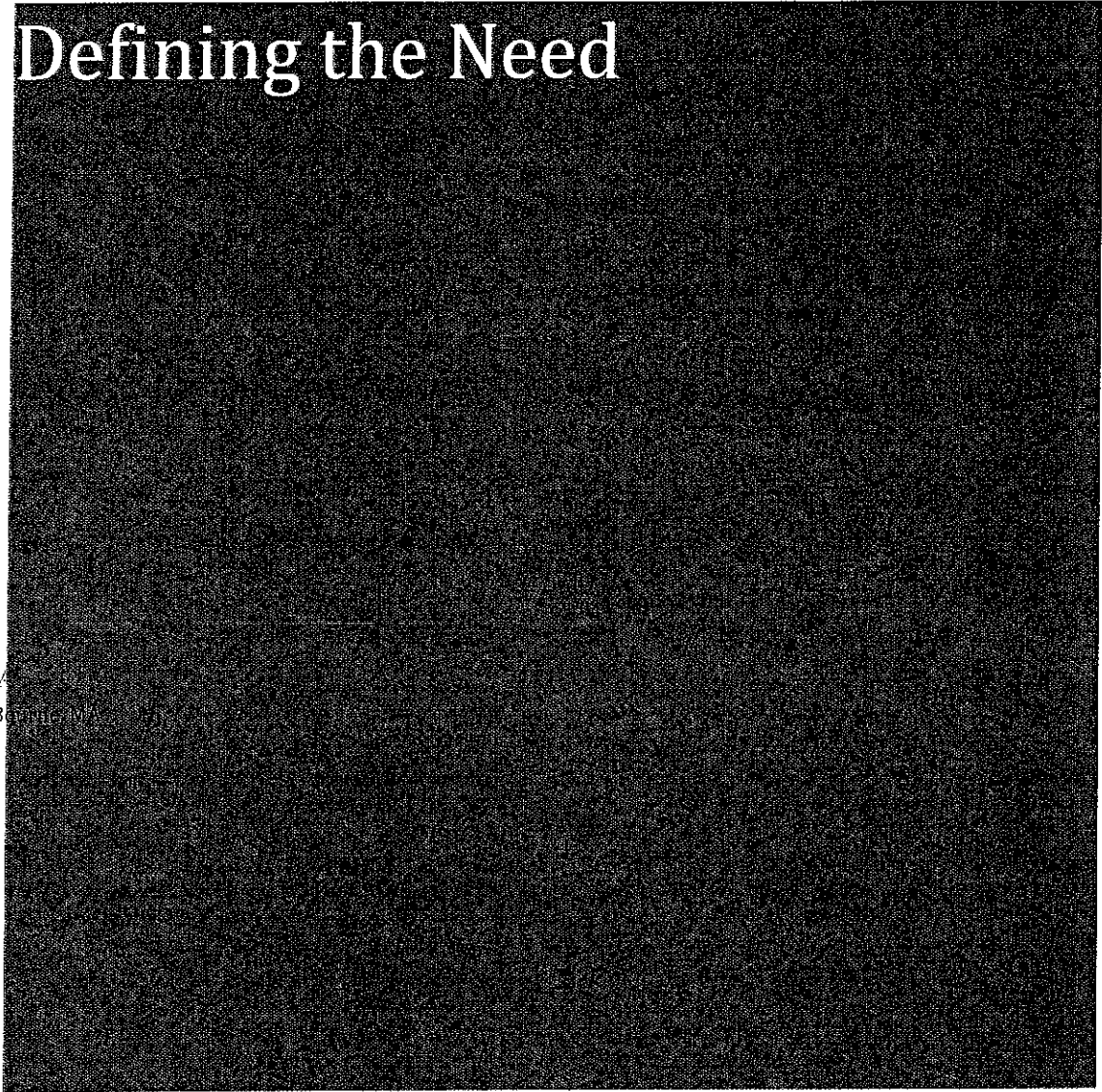
Special Election Ballot Vote  
December 6, 2016

Peebles Elementary School Bourne, MA

Flansburgh Architects

# Defining the Need

Selectmen's Meeting – Minutes of  
Peebles Elementary School



# Defining the NEED - Existing Conditions

Peebles Elementary School

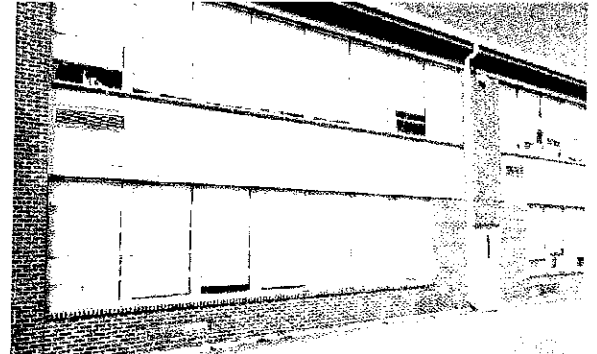
Year Built: ~~1953, 1959 (62 yrs. old)~~

Site Poor drainage, traffic, and HC accessibility

Exterior Cracks, leaks, and lack of insulation

Interior Worn out, broken, and needs replacement

MEP systems Antiquated, inefficient, & poor temperature control



Building Exterior

## Systems to be addressed near future

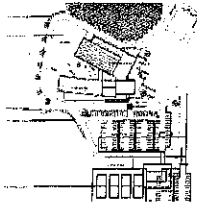
- Brick veneer potentially breaking away from building
- Further settling of the addition
- Limited areas covered by sprinkler system
- Major ventilation concerns in the cafeteria, gymnasium and kitchen

# Design Options Evaluated

Selectmen's Meeting  
Peebles Elementary School

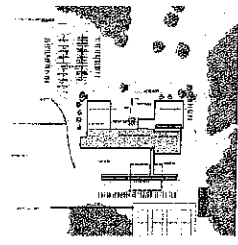
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# New Peebles (Grades 3 through 5)



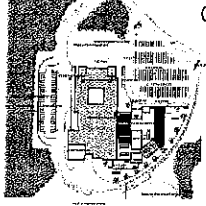
**OPTION 1A - NEW CONSTRUCTION** Grades K-4  
 Total Student Enrollment: 250 students (K-4)  
 Total Square Footage: 57,248 sf

- New school building on the Peebles Elementary School
- Elementary schools remain on each side of the canal



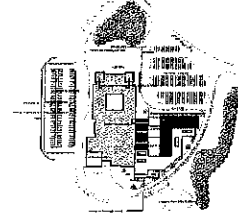
**OPTION 1G - ADD/RENO** Grades K-4  
 Total Student Enrollment: 250 students (K-4)  
 Total Square Footage: 57,248 sf

- New Addition to the existing Peebles Elementary School
- Existing to remain will require extensive renovations
- Elementary schools remain on each side of the canal



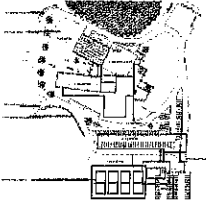
**OPTION 2A - ADDITION/RENOVATION** Grades PK-4  
 Total Student Enrollment: 725 students (PK-4)  
 Total Square Footage: 114,593 sf

- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade remains in the middle school



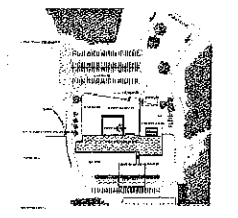
**OPTION 3A - ADDITION/RENOVATION** Grades PK-5  
 Total Student Enrollment: 885 students (PK-5)  
 Total Square Footage: 131,380 sf

- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade in an elementary school setting



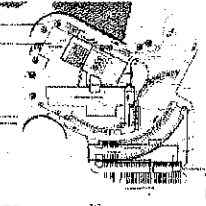
**OPTION 4A - NEW CONSTRUCTION** Grades K-5  
 Total Student Enrollment: 410 students (K-5)  
 Total Square Footage: 72,473 sf

- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting



**OPTION 4B - ADDITION/RENOVATION** Grades K-5  
 Total Student Enrollment: 410 students (K-5)  
 Total Square Footage: 72,473 sf

- Elementary schools remain on each side of the canal
- New school addition to the existing Peebles Elementary School
- 5th grade in an elementary school setting



**OPTION 5A - NEW CONSTRUCTION** Grades 3-5  
 Total Student Enrollment: 460 students (3-5)  
 Total Square Footage: 72,680 sf

- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting

This option provides district-wide PK-2 at Bournedale, 3-5 at Peebles and 6-8 at BMS.

Existing Bournedale  
 Grades PK to 2  
 Early Elementary

Peebles  
 Grades 3 to 5  
 Intermediate Elementary

Existing BMS  
 Grades 6 to 8  
 Middle School

# Town Wide Solution

Selectmen's Meeting – Minutes  
Peebles Elementary School

## Town Wide Solution - Grade Span Schools

The Peebles Elementary School is nearing the end of its educational and functional life. As a result of eighteen months of deliberating and planning with the Bourne community and MSBA, a vision emerged for the community of Bourne in its entirety, not just Bourne Public Schools.

We are excited to present you a building that addresses community needs, as well as, a new vision for education PreK-12 with grade span re-configuration enhancing the social, emotional and developmental needs of all children.

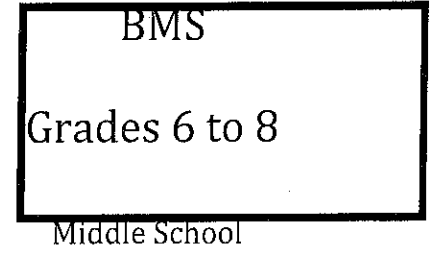
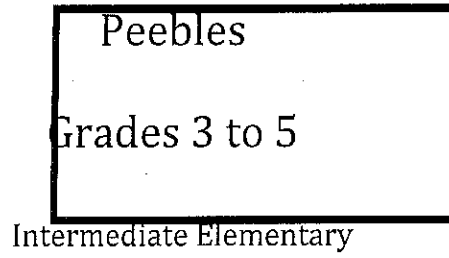
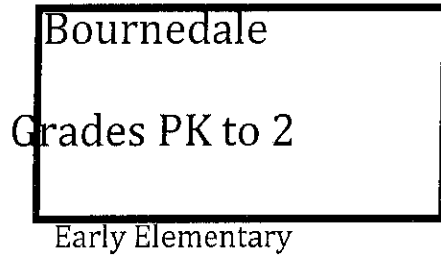


## Town Wide Solution - Grade Span Schools

This option, based on grade spans, creates a district-wide PreK to grade 2 school, a new school that houses grades 3-5, and establishes a middle school consisting of grade 6-8.

This is a dramatic shift from the current school configurations with potential benefits for all stakeholders of the Bourne Public Schools.

# Town Wide Solution - Grade Span Schools



- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum

# Town Wide Solution - Grade Span Schools

Bournedale  
Grades PK to 2  
Early Elementary

Peebles  
Grades 3 to 5  
Intermediate Elementary

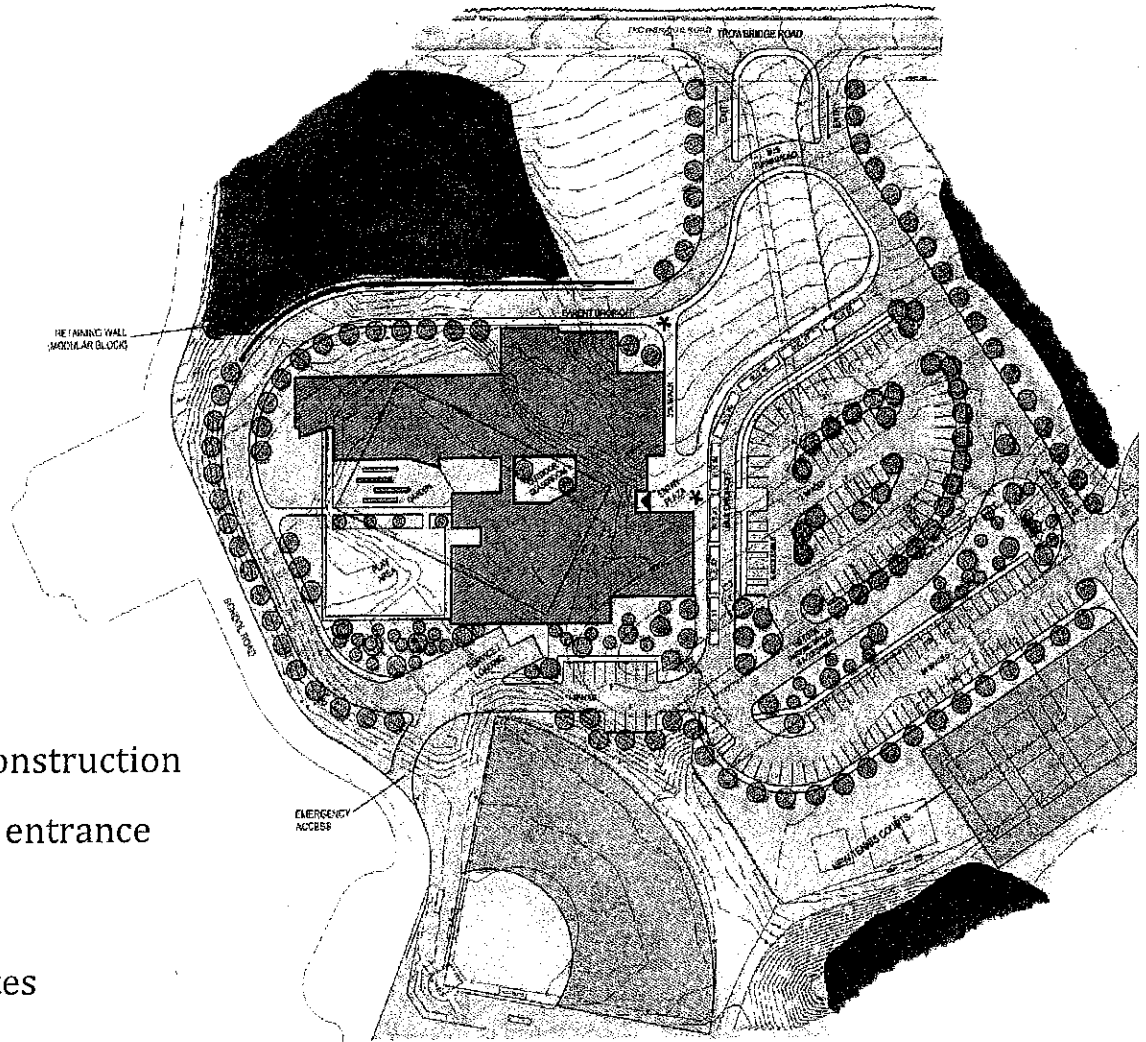
BMS  
Grades 6 to 8  
Middle School

- Improved Support Network and Programs
- Student Transitions
- Impact on Middle School
- Full day Kindergarten program at Bournedale

# The Design

Selectmen's Meeting – Minutes of August 23, 20  
Peebles Elementary School Bourne, MA

# New Peebles (Grades 3 through 5)



## Site Benefits

- Simplifies phasing/construction
- Highly visible "front" entrance
- Academic Campus
- Clear circulation routes

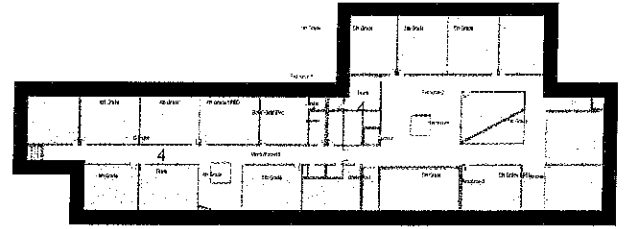
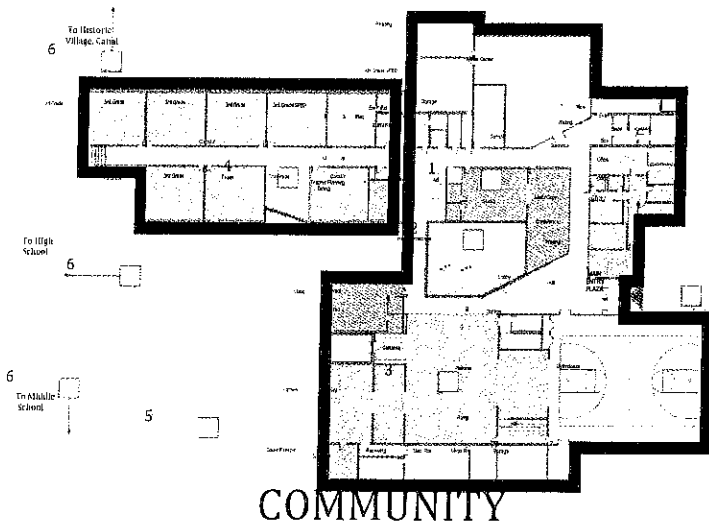
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Peebles Elementary School Bourne, MA

Flansburgh Architects

# New Peebles (Grades 3 through 5)

ACADEMIC

ACADEMIC



First Floor Plan

Second Floor Plan

## Educational Benefits

- Proper zoning between community and academic use spaces
- Neighborhood clusters by grade to maintain grade level resources
- 21<sup>st</sup> century learning (adjacencies, flexible/adaptable spaces)

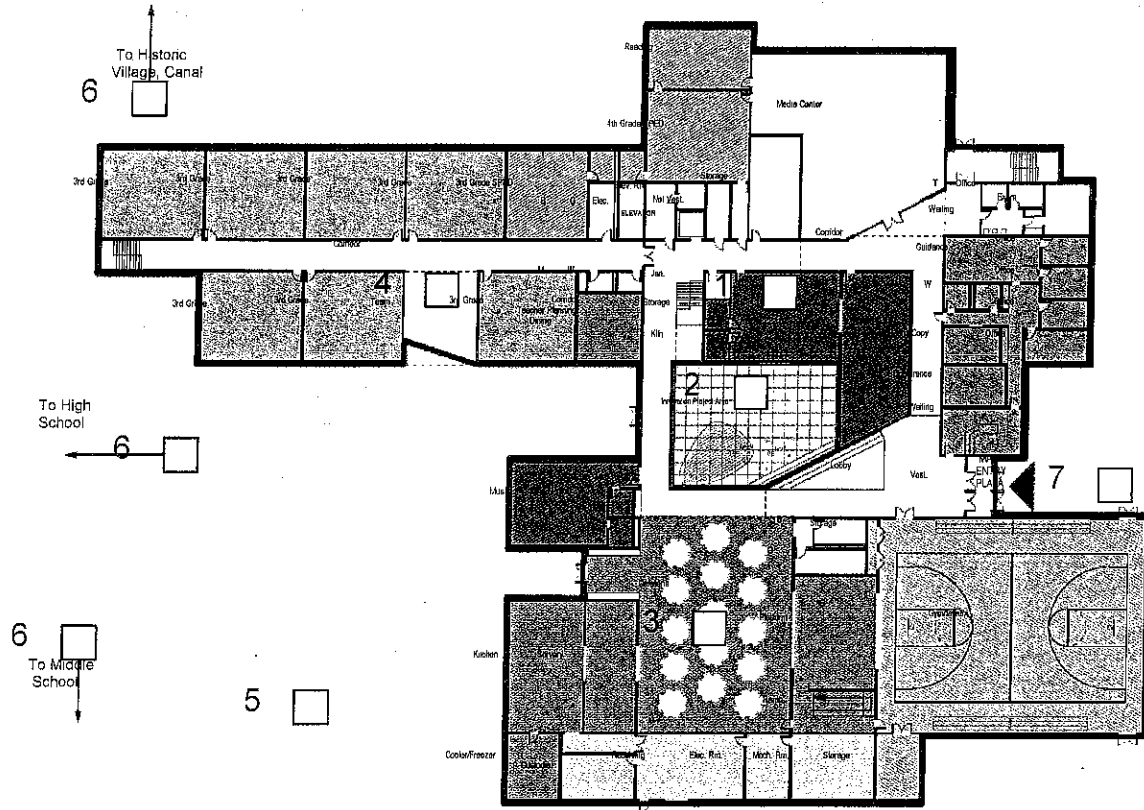
<sup>S</sup>  
Peebles Elementary School Bourne, MA

**Flansburgh** Architects

# New Peebles (Grades 3 through 5)

## Schematic Design

### FIRST LEVEL PLAN



#### KEY

1. Arts & Innovation Studio:
  - Grouped with Arts, Music, Makers Space & Learning Commons to promote collaboration, shared resources
2. Outdoor Classroom:
  - Limits distraction to academic classrooms
  - Project area with water and power
3. Community:
  - Stage open to gym & cafe to support larger venue to support greater community events on south side of the canal
4. Academic:
  - Neighborhood collab/display
5. Play Area:
  - Adjacent to Gymnasium to limit distraction to academic classrooms
6. Campus Resource:
  - Adjacent to Middle School and High School, Historic Village, Canal
7. Entry Plaza connects separate car and bus zones

S  
Peebles Elementary School Bourne, MA

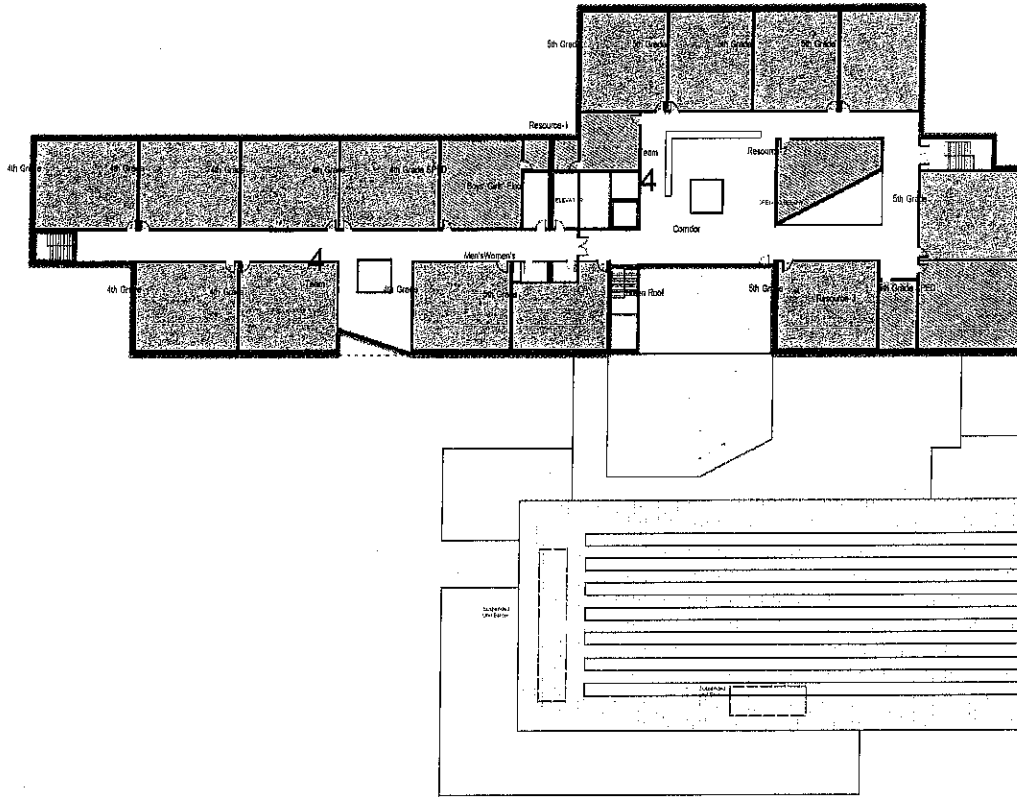
Flansburgh Architect



# New Peebles (Grades 3 through 5)

## Schematic Design

### SECOND LEVEL PLAN



#### KEY

1. Arts & Innovation Studio:
  - Grouped with Arts, Music, Makers Space & Learning Commons to promote collaboration, shared resources
2. Outdoor Classroom:
  - Limits distraction to academic classrooms
  - Project area with water and power
3. Community:
  - Stage open to gym & cafe to support larger venue to support greater community events on south side of the canal
4. Academic:
  - Neighborhood collab/display
5. Play Area:
  - Adjacent to Gymnasium to limit distraction to academic classrooms
6. Campus Resource:
  - Adjacent to Middle School and High School, Historic Village, Canal
7. Entry Plaza connects separate car and bus zones

Peebles Elementary School Bourne, MA

Flansburgh Architects

# TRANSPORTATION PLAN

Selectmen's Meeting – Minutes of  
Peebles Elementary School

# Current Bus Route Structure

	Tier	Bell Time	Assigned Ridership	# of buses (full size)
High School	Tier I	7:15 - 1:42 (6 hrs., 27 min.)	239	10
Middle School	Tier II	8:00 - 2:22 (6 hrs., 22 min.)	700	18
Peebles Elementary School	Tier III	9:00 - 3:00 (6 hr.)	325	8
Bournedale Elementary School	Tier III	9:00 - 3:00 (6 hr.)	346	7
Total Ridership			1,610	

prepared by:  
The Flahive Consulting Group  
August 11, 2016

Selectmen's Meeting - 1

# Proposed Bus Route Structure

## Option #1

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	(Combined) Middle School & High School	6-8 9 - 12	7:15 - 1:42 7:20 - 1:47	532 239 <del>771</del>	20
Tier II	Peebles Elementary	3-5	8:05 - 2:25	460	17
Tier III	Hournedale Elementary	PreK - 2	9:15 - 3:15	420	16

prepared by:  
The Flahive Consulting Group  
August 11, 2016

Selectmen's Meeting

# Proposed Bus Route Structure

## Option #2

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	High School & Middle School (combine)	9 - 12	7:40 - 2:07	239	20
		6-8	7:45 - 2:12	532	
Tier II	Peebles & Bournedale	3-5	9:00 - 3:00	460	22
		PreK - 2		420	
				880	

\* PreK students are transported on District vans

prepared by:  
The Flahive Consulting Group  
August 11, 2016

Selectmen's Meeting

# Proposed Bus Route Structure

## Option #3

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	High School	9 - 12	7:15 - 1:42	239	10
Tier II	Middle School	6-8	8:00 - 2:20	532	16
Tier III	Peebles & Bournedale Elementary	3-5 PreK - 2	9:15 - 3:15	460 420 880	22

prepared by:  
The Flahtve Consulting Group  
August 11, 2016

Selectmen's Meeting

# Travel Analysis - trip duration impact

GRADE: [REDACTED] OFFICE: [REDACTED]

PK (at Bournedale)                      no change                      no change

---

K (at Bournedale)                      no change                      no change

---

1 (at Bournedale)                      \*Add 15 minutes                      no change

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2 (at Bournedale)                      \*Add 15 minutes                      no change

---

3 (at Peebles)                      no change                      \*Add 15 minutes

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4 (at Peebles)                      no change                      \*Add 15 minutes

---

5 (at Peebles)                      no change                      no change

\* Approximate additional travel time to current bus trip duration



# DESIGN & CONSTRUCTION SCHEDULE

Selectmen's Meeting  
Peebles Elementary

# Design & Construction Schedule

- December 7, 2016 - Commence Detailed Design
- October 2017 - Commence Bidding
- November 2017 - Commence Construction
- August 2019 - Open New Peebles School
- November 2019 - Complete Demolition and Sitework

# PROJECT COST & REIMBURSEMENT

Selectmen's Meeting – Minutes of April 2009  
Peebles Elementary School Board Meeting

# PSR Phase Project Costs

		<b>Peebles (3-5)</b>
		Peebles Elementary Add. students
		<b>New Construction</b>
<b>Gross SF</b>		<b>72,680 SF</b>
<b>Construction (hard cost)</b>	Bonding	\$1,000,000
	Hazmat/Demo	\$1,000,000
	Sitework	\$1,000,000
	<b>Total</b>	<b>\$3,000,000</b>
<b>Soft Cost \$</b>	Fees & Expenses	\$1,500,000
	FF&E	\$1,500,000
	Contingencies	\$1,500,000
<b>* TOTAL</b>		<b>\$39,990,000</b>
<b>Cost per SF</b>		<b>\$550</b>

\* Estimated Cost subject to change as project is refined in the Schematic Design Phase

# MSBA Reimbursement Process

- MSBA is the state authority that administers and funds a program for grants for Massachusetts school projects.
- MSBA mandates a multi-step rigorous study and approval process.
- MSBA will reimburse all Eligible Costs.
  - Examples of Ineligible Costs are:
    - › Site Costs Over 8%,
    - › Building Costs Over \$312/sf,
    - › Asbestos Flooring Abatement,
    - › FFE/Technology Costs Over \$2,400/Student,
    - › Legal Fees, Moving Expenses, Construction Contingencies over 1% for new construction or 2% for renovations.

# MSBA Reimbursement

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Base Reimbursement Rate	<b>43.32</b>
Maintenance	1.31
CM @ Risk	0.00
Renovation	0.00
Green Schools	2.00
<b>* Total Reimbursement Rate</b>	<b>48.63</b>

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\* Reimbursement on Eligible Costs

# MSBA Reimbursement

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Project Cost	\$39.99M
Approximate MSBA Grant	\$15.23
Approximate Cost to Bourne	\$24.61

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\* Costs subject to change as project is refined

Peebles Elementary School Bourne, MA

**Flansburgh Architects**

# Tax Impact

Cost to Bourne	\$24.76 million
Annual Residential Tax	\$0.45 per \$1000
Increase per \$1000 Valuation	
Annual Residential Tax	\$178.51
Increase per Average Home Value	

(Based on 20 year term at 5.00% Interest Rate)



# Tax Impact

What does this mean to the  
average homeowner?

\$178.51 per year OR  
\$14.88 per month OR  
\$0.49 per day

# Next Steps

Selectmen's Meeting – Minutes of August 23, 2011  
Pebbles Elementary School Bourne, MA

# Next Steps

The School Building Committee meetings are every two weeks. Meeting agendas and dates are posted on the District's website.

- August 23, 2016 - Selectmen Meeting Presentation
- September 14, 2016 - Capital Outlay Presentation
- September 19, 2016 - Finance Committee Presentation
- September 20, 2016 - Community Forum No. 9 at Peebles Elementary School Cafeteria
- September 29, 2016 - Submit Schematic Design documents to MSBA
- October 06, 2016 - Council on Aging Presentation
- October 17, 2016 - Special Town Meeting
- November 09, 2016 - MSBA Board Meeting
- December 06, 2016 - Special Election Ballot Vote

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[www.townofbourne.com/school-building-committee](http://www.townofbourne.com/school-building-committee)

[townofbourne.com](http://www.townofbourne.com)

“One community,  
one common educational experience.”

Selectmen's Meeting – Minutes of April 1, 2014  
Peebles Elementary School Bourne, MA





**Flansburgh** Architect

Joel Sealy spoke about the project need for the aged Peebles Elementary School; the Committee forums and meeting, and what the Committee has done over the past four years. Mr. Sealy went over the project schedule.

Ken Kovack went over defining the need and design options evaluated

Stephen Lamarche went over town wide solution - grade span schools & educational component

Ken Kovack went over the design of the project and the transportation plan

Joel Sealy went over the design & construction schedule and the project costs & Reimbursement and the next steps

Website: [www.townofbourne.com/school-building-committee](http://www.townofbourne.com/school-building-committee)

Email: [sbc@townofbourne.com](mailto:sbc@townofbourne.com)

Michael Blanton questioned Mr. Sealy about the base reimbursement rate based on a factor of community wealth, how that is arrived at, what they use to determine community wealth? Joel Sealy said he can research that and ask MSBA for specifics. They calculate it the same way for every community across the Commonwealth. Mr. Blanton pointed out with regard to the Cape Schools our median salaries often include our seasonal residents who earn far beyond what the year round residents earn. Mr. Sealy said he will reach out to the MSBA and have them provide some detail.

Stephen Mealy questioned if there is anything that can be done with the design that isn't dictated by the MSBA? Is the 72,000 sq. ft. dictated by the MSBA because of the number of students? Joel Sealy said it is based on the number of students. The spaces and sizes are dictated by the MSBA. The cost is based on the averages of costs. Mr. Mealy questioned if you follow the requirements to obtain the reimbursement they are already determined for you. Mr. Sealy said yes. Mr. Mealy questioned if the vote failed and questioned the reimbursement from the MSBA. Mr. Kovack said you will be reimbursed for the feasibility study, however if you were to, in the future, participate with the MSBA again for the Peebles School the feasibility will not be reimbursed if you need to do the study again.

Don Pickard questioned if there was an option 7 where Peebles will close and the children will be disbursed to the other existing three buildings?

Jim Potter said it has never been discussed at our meetings.

Stephen Lamarche said the feasibility isn't just for space it is also for the mechanics of the building. We don't have the space in our facilities to just close Peebles down and disburse everyone across the district.

Don Pickard said there are concerns with project costs.

Mary Jane Mastrangelo spoke about the Cecil Group Inc. report and the two projects, the Peebles School and the Police Building, for the town, and the costs. It is the responsibility of the Board of Selectmen to have the Town Administrator work with the Finance Director, Town Treasurer, and the municipal bonding representative to have them propose borrowing and debt schedules and alternatives that will mitigate the tax impact and reduce the overall cost for the projects. If we keep throwing money into the building it will ruin everything else we have to do for the town.

**Voted** Peter Meier moved and seconded by Michael Blanton to support the recommendation of the Bourne School Building Committee and to move forward on a warrant article for a debt exclusion on October 17th.

**Roll call vote:** Mr. Blanton - Yes; Mr. Meier - Yes; Mr. Slade - Yes; Mr. Mealy - Yes; Chair - Yes

**11) Signing of Easement for 1 Trowbridge Road under Article 14 of the October 21, 2013 Special Town Meeting**

Don Pickard said we are here to vote by the board to proposal for signing an easement for 1 Trowbridge Road under Article 14 of October 21, 2013 Special Town Meeting.

Mr. Pickard briefly went over the minutes from the Planning Board Meeting on September 13 & October 10, 2013, the Special Town Meeting on October 21, 2013 and the Planning Board Meeting on April 24, 2014, the Board of Selectmen meeting on June 30, 2015, the Town Meeting on May 2, 2016, and the Staff Meeting on July 21, 2016.

***PLANNING BOARD MINUTES SEPTEMBER 13, 2013***

A public hearing was held eight members were present for a site plan/special permit 08-2013 regarding 1& 11 Trowbridge Road and 9 Sandwich Road. Twelve members of the public were present. This was for an addition and this hearing was continued to October 10, 2013

***PLANNING BOARD MINUTES OCTOBER 10, 2013***

A continuation of the public hearing was held nine members were present for a site plan/special permit 08-2013 regarding 1& 11 Trowbridge Road and 9 Sandwich Road. Nine members of the public were present including Mr. Slade.

After discussion a motion was made and seconded to approve the site plan/special permit 08-2013 regarding 1& 11 Trowbridge Road and 9 Sandwich Road. The vote is as follows:

Ms. Benson-Yes	Mr. Shearer-Yes	Mr. Doucette-Yes
Mr. Clegg-No	Mr. Jensen-No	Mr. Howarth-Yes
Mr. Gallo-Yes	Mr. Galibois- Abstain	Mr. Farrell-Yes

***SPECIAL TOWN MEETING OCTOBER 21, 2013***

A legal meeting was held of the Town of Bourne, a quorum was present and Article 14 was to see if the Town will authorize the Board of Selectmen to negotiate an easement with One Trowbridge Road LLC.

The motion was made to authorize the Board of selectmen, to negotiate and execute an easement with One Trowbridge Road LLC, on terms and conditions deemed by the selectmen to be in the best interest of the Town, for the purpose of maintaining, repairing and replacing utilities, landscaping and grading serving 1 Trowbridge Road.

The vote passed Ayes 93, Nays 6.

***PLANNING BOARD MINUTES APRIL 24, 2014***

A public hearing was held eight members were present for an amended site plan review/special permit 08-2013 regarding 1& 11 Trowbridge Road and 9 Sandwich Road. Over fifteen members of the public were present, including selectman Meier.

A motion was made and seconded to approve subject to two conditions. The vote is as follows:

Ms. Benson-Yes	Mr. Shearer-Yes	Mr. Doucette-Yes
Mr. Clegg-No	Mr. Jensen-No	Mr. Howarth-Yes
Mr. Gallo-Yes	Mr. Farrell-Yes	

***BOARD OF SELECTMEN'S MEETING JUNE 30, 2015***

The following Board of Selectmen at signed the easement as prescribed in the Town Meeting vote of October 21, 2013.

Chairman Mealy  
Vice Chair Pickard  
Clerk Blanton  
Mr. Meier  
Mr. Ellis

Since that signing for an unknown reason the original had been misplaced and therefore, not recorded at the Registry of Deeds. File notations in the office of the Town Administrator reflect that the original was sent to Town Counsel in January of 2016.

Since the easement had not been recorded, the Michienzi's had continually asked for a status and why the 2013 easement had not been filed.

***TOWN MEETING MAY 2, 2016***

An easement was sought by the Michienzi's to accommodate the potential the request of the tenant for the pharmacy. Article 25 failed by a vote of Ayes 56, Nays 108.

***STAFF MEETING JULY 21, 2016***

An internal staff meeting was held at the community building with the following in attendance;

Town Counsel Robert Troy  
Town Administrator Thomas Guerino  
Town Building Inspector Roger LaPorte  
Town Planner Coreen Moore  
Town Engineering Technician Mike Leitzel  
BOS Chair Don Pickard  
BOS Vice Chair Peter Meier

Discussions on a number of planning items were discussed including the status of the Michienzi easement approved at STM October 21, 2013. The Michienzi's entered the meeting and were told by Attorney Troy that the easement would be recorded.



Town Counsel reviewed the existing easement from 2013 and made some additions of two paragraphs relative to existing landscape and guard rail maintenance. We are here to vote on the easement and sign if it passes with a majority vote.

Tom Guerino spoke about easements and what the town has done over the past years. The Board has to make a decision tonight to sign an easement that it's already signed, in my opinion.

Mr. William Grant urges the Selectmen not to sign the document tonight. Make sure it is clear what we are talking about with this document. This document is a legally deficient document. It is referring to an easement based on a vote in 2013 and it attached a document, which was generated in 2016. How can you rely on a vote from 2013 to approve a document created in 2016?

Tom Guerino said Town Counsel has reviewed this and has presented this to the Selectmen as a legally sufficient and binding document should the Board of Selectmen opt to sign it.

Mr. Elmer Clegg said this motion was approved at the 2013 special town meeting plus according to a document as shown on a plan on file at the office of the town clerk. Mr. Clegg passed out copies of that plan that was presented at town meeting to the selectmen. The second page shows the proposed addition to the building. What the town voters were asked to approve was for you to negotiate an easement to allow a driveway to come out on Trowbridge Road at the South East corner of the property, and also for the closing of a curb cut that existed at the end of the building before the addition. There is no retaining wall shown on this document. Early 2014 Mr. Michienzi came into the Planning Board with a modification to the plan, which introduces a notion of a drive through window, which is not shown on the approved plan, and it closed up the drive exit onto Trowbridge road that as in the 2013 version and introduced a retaining wall that terminated outside the town layout line. What you have as the last page in your easement is a plan that has never been approved by the Planning Board.

Mr. Roger Laport, Building Inspector, said this was approved and signed by the Board of Selectmen. We explained the entire project to Town Counsel. Town Counsel reviewed it; Town Counsel changed the language on the easement to make sure it is legal. At the conclusion of that meeting Town Counsel invited the Michienzi in and apologized to them for the delay because the easement had already been signed. The Planning Department was there they explained everything about the retaining wall. There is nothing that has been done in the last minute.

Don Pickard said this is a copy of the easement without the language on the existing landscaping that Town Counsel placed in there. The easement was signed on June 30, 2015 by Stephen F. Mealy, Donald J. Pickard, Michael A. Blanton, Peter J. Meier and Donald E. Ellis.

Mr. Clegg said the voters of the town at a Special Town Meeting in 2013 granted the Board of Selectmen certain authority. You have taken action that goes beyond that authority in

granting and negotiating an easement based upon a site plan that is different than what the voters authorized you to negotiate on.

Mr. Michienzi went over the site plan and what was granted in 2013.

Michael Blanton questioned if Town Counsel was aware of the discrepancy that Mr. Grant and Mr. Clegg brought up with regard to the 2013 and 2015 plans.

Mr. Laport went over what they showed Town Counsel.

Noreen Michienzi said we are asking the easement for utilities and a guardrail so nobody comes in. It is basically 600 sq. ft.

Mr. Grant said it is still not clear, and questioned are you being asked to grant an easement for an encroachment? We don't know enough about this.

Don Pickard explained the Staff meeting and what it was for with Town Counsel, Town Administrator, Engineering Technician, Town Planner, and Building Inspector. Mr. Meier and I sat in.

Stephen Mealy said it is getting late, there are questions by members of the Board, there were points brought up by members of the public, I suggest we entertain a motion to continue this at another time.

**Voted** - Michael Blanton moved and seconded by Peter Meier to continue this matter with regard to 1 Trowbridge road until the next meeting on September 13<sup>th</sup>

Don Pickard said we can meet on August 30<sup>th</sup> so we can discuss this item. Would prefer to devote an evening to this.

Michael Blanton amended his motion to continue this discussion to meet on August 30<sup>th</sup> to meet at 6:30 and to make sure Town Counsel can be present for the meeting.  
Peter Meier seconded the amendment

Vote: 5-0

## **12) Licenses/Appointments:**

- a. Cape LLC, d/b/a Avocados - Common Victualer - new license**
- b. Appointment to the Commission on Disabilities - Lori Cooney**
- c. Appointment to the Selectmen's Task Force on Local Pollution and Phase II Stormwater Management Community Oversight Group - Marie C. Kane**
- d. Appointment of Election Workers - Irene Stanovitch and Albert Hill**

Peter Meier went over the licenses and appointments.

Cape LLC d/b/a Avocados, George Sarianides, manager, 4 Barlows Landing Road. Pocasset, is looking for a common Victualer license. It was formerly Village Pizza & Mexican. Building

Inspector said they need a permit for \$50 and the Board of Health said pending inspection. There is a valid ID on the application.

**Voted** Peter Meier moved and seconded by Michael Blanton to approve subject to the Board of Health and Building Inspectors outstanding issues. Vote 5-0.

Peter Meier went over the appointment for Laurie Cooney for the Commissions on Disability, in the packet last week, for a 3-year term to expire June 30, 2019.

**Voted** Peter Meier moved and seconded by Michael Blanton to approve Laurie Cooney for the Commission on Disabilities through June 30, 2019. Vote 5-0.

Peter Meier went over the appointment of Selectmen's Task Force on Local Pollution and Phase II Stormwater. The letter was from Marie Kane, seeking appointment to both of those committees, terms to expire June 30, 2017

**Voted** Peter Meier moved and seconded by Michael Blanton to approve Mrs. Kane to the Selectmen's Task Force on Local Pollution and Stormwater Management Community Oversight Group for a term to expire June 30, 2017. Vote 5-0.

Peter Meier went over the appointment of election workers. One for Albert Hill, 1 Island Drive, Pocasset, MA, his term will expire June 30, 2017.

**Voted** Peter Meier moved and seconded by Michael Blanton to approve Albert Hill as an election worker, term to expire June 30, 2017. Vote 5-0.

### **13) Selectmen's Business -**

- a. Fall Special Town Meeting Debt Exclusion Discussion**
- b. Discussion of future agenda items**
- c. Suicide Prevention Week Proclamation**

#### **13. b Future agenda items:**

Mr. Pickard said we will have a Community Action vote of the Board for a keeper of the records so we are in compliance with the new law that comes into effect January 1, 2017.

Peter Meier said Review of Public Comment

Mr. Slade questioned the Maritime Academy 5 year plan, we could benefit with a refined plan.

Michael Blanton spoke about the meeting with the selectmen in Sandwich. We can consider having a meeting with the Wareham Selectmen. Specifically with the MBTA and joining the South Coast Delegation with regard to rail expansion.

Peter Meier suggested revisiting the Financial Planning Working Group.

**Voted** Peter Meier moved and seconded by Michael Blanton to approve the signing of the proclamation to designate the week of September 5-11, 2016 as "SUICIDE PREVENTION WEEK" in Bourne, Massachusetts. Vote 5-0.

**14) Town Administrator's Report**

Tom Guerino meet with Derek Sullivan, the town manager in Wareham and spoke briefly about what they discussed at the meeting, Waster Water related and municipal sharing, community development issues, development issues. Discussed the issue with the IMA. Recommend the Chair of the Board of Sewer Commissioners, Myself, Mr. and Sullivan get together in the next 30 days to go over some areas of mutual interest.

Mr. Guerino noted for the Selectmen, Departments and Board and Committees on September 23 at the College of the Holly Cross in Worcester, the Mass Municipal Association will host a half-day seminar on the new Public Records Law. It is important that as many Committee Chairs and Department leaders attend that meeting. There are significant changes in the Public Record Law this year.

Mr. Guerino said he is expecting the folk from priority based budgeting will be scheduling a time here in Massachusetts in October to reengage, go through what they found in our inventories, and start moving the second phase of the process forward.

**15) Selectmen's Reports**

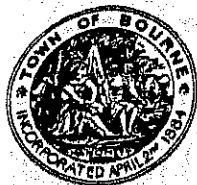
The next Bourne Selectmen meeting will be on Tuesday, August 30<sup>th</sup> at 6:30 P.M.

**16) Adjourn**

**Voted** Stephen Mealy moved and seconded by Peter Meier to adjourn. Meeting adjourned at 11:05 pm. Vote 5-0.

Respectfully submitted – Carole Ellis, secretary.

13) c. Don Pickard read the proclamation of suicide prevention week.



**TOWN OF BOURNE  
BOARD OF SELECTMEN**  
24 Perry Avenue  
Buzzards Bay, MA 02532  
Phone 508-759-0600 ext. 11 - Fax 508-759-0620



**PROCLAMATION  
SUICIDE PREVENTION WEEK**

WHEREAS, IN THE United States, one person dies by suicide every 12.3 minutes and 117 people die by suicide each day; and

WHEREAS, 22 veterans die by suicide each day; and

WHEREAS, suicide is the second leading cause of death for Massachusetts residents ages 15-44 and the suicide rate on the Cape and Islands is 1.4 times higher than the State average; and

WHEREAS, suicide is a tragic and disruptive event for families and communities - it is estimated that annually, there are 6.3 million suicide loss survivors who have lost a loved one to suicide; and

WHEREAS, suicide is a public health issue and a community concern, and through increased education and awareness of the issue a great number of suicides can be prevented;

THEREFORE, we do hereby officially designate the week of September 5-11, 2016 as "SUICIDE PREVENTION WEEK" in Bourne, Massachusetts.

**BOARD OF SELECTMEN**

\_\_\_\_\_  
Donald J. Pickard

\_\_\_\_\_  
Peter J. Meier

\_\_\_\_\_  
George G. Slade, Jr.

\_\_\_\_\_  
Stephen F. Mealy

\_\_\_\_\_  
Michael A. Blanton