

**Tisbury School Building Committee  
2019-2020  
5:30PM, Monday, December 14, 2020  
by Zoom Cloud Conference due to Covid-19 Restrictions**

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**TSBC Members Present:** Chair Harold Chapdelaine, John Custer,  
Sean DeBettencourt, Peter Gearhart, Rita Jeffers,  
Reade Milne, Rachel Orr, Jim Rogers, Michael Watts

**Others:** Recorder – Marni Lipke,  
Daedalus Projects – Richard Marks, Christina Opper,  
Amanda Sawyer,  
Tappé Architects – Chris Blessen,  
Warner Larson Landscape - Antone Almeida, Sameer Bhoite,  
Ti Johnson, David Warner,

**Town:** Select Board – Jeff Kristal, FinCom – Jynell Kristal,  
\* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

- The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 5:34PM.
- (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)
- Chair Harold Chapdelaine reviewed the protocol for remote meetings occasioned by the pandemic. The meeting was being recorded for posting, along with all background documents, on the Project website <http://www.tisbury-school-project.com>. All participants were welcome. In order to facilitate the technology he asked that:
  - microphones be muted to reduce background noise,
  - participants raise hands either by Zoom option or on video;
  - non-TSBC members turn off their video to preserve bandwidth.
- Although Town Hall administration had acknowledged the posting, this meeting was not on the Town website.

2. Tisbury School Building Committee (TSBC) Attendance - was called.

3. Review and Approval of Minutes from the November 18, 2020 TSBC Meetings

- **ON A MOTION DULY MADE BY MR. SEAN DEBETTENCOURT AND SECONDED BY PRINCIPAL JOHN CUSTER THE MINUTES OF THE TWO NOVEMBER 18, 2020 MEETINGS WERE UNANIMOUSLY APPROVED AS AMENDED: 9 AYES, 0 NAYS, 0 ABSTENTIONS: PRINCIPAL JOHN CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. PETER GEARHART—AYE, MS. READE MILNE—AYE, MS. RACHEL ORR—AYE, MR. JIM ROGERS—AYE, MR. MICHAEL WATTS—AYE, MR. CHAPDELAINE—AYE.**

4. Site Plan Presentation and Discussions (See documents on file.)

Mr. David Warner of Warner Larson reviewed the evolution of the landscape design in response the TSBC and staff feedback (full basketball court, retaining the two-playground configuration, positive amphitheater response, cost effectiveness, etc.).

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- The design incorporated a number of principles: natural materials, universal access, maximizing play in a compact footprint, multifunctional spaces for the school and community, native bio-diversity to reduce long-term maintenance, attention to new entrances and creating a sense of adventure.
- The area surrounding the School, including the front entrance, would remain largely unchanged, with the exception of adding 6 parking spaces.
- The west side/younger children playground took advantage of the grade to establish a teaching rain garden and a loop walk around the sports lawn, with parent/teacher seating and tables above. The east side/older children playground included a full basketball court, U8 soccer field, amphitheater and gaga pit.
- Both spaces included outdoor classrooms and existing student gardens.
- The project would invest in durable materials for Project Headway entryways and courtyards, including wood screen fencing with built-in seats, aggregate walkways, park-like benches and cafeteria style tables for staff oversight.
- Construction would remove 8 trees but add 40 Polly Hill Arboretum recommended native trees (not counting saplings) which would grow together into a canopy providing more shade that would be above sight lines.

The TSBC explored the Plans at some length (see below: Actions).

- Local craftsmen could be hired to contribute some of the custom built furniture.
- Given the larger basketball court and increased east side play areas there was some concern for the abutters, however Earthform and planting barriers would be a more effective noise buffer than the current arrangement.
- Members discussed the two basketball courts' use and configuration.
- Staff wished to preserve a tree planted in memory of a teacher.
- Staff observation posts sight lines, tree or umbrella shade, etc. were considered.
- There was considerable feedback on the paved walking loop:
  - restricting heavily used open play space (e.g. interfering with soccer goal placement);
  - use by pedestrians, teachers, bench seating and tricycle path;
  - attempt to separate play area from road intersection;
  - importance of disability access to all parts of the play area;
  - one of the few available paths for lower mobility Town residents.
- The leaching field Wicks had to be taken into account.
- Equipment storage sheds should be included in the design.
- Both play areas had sufficient flexibility so parents of multi-age children would not have to split their supervision between the two areas.
- The new bus drop-off sight lines, turning difficulties and changed traffic patterns were questioned. The space would be coordinated with the Transportation Director. It was important for safety that bus drop-off be separate from parent drop-off. The grade change dictated accessibility for smaller special needs vehicles.
- The TSBC and Mr. Larson advocated for stormwater conservation/management (possibly for irrigation), especially in view of the greatly expanded roof runoff.
  - Plantings would be native and drought hardy, reducing pesticide loading and the rain garden was designed to keep stormwater on site and not in the road.

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- Regulations required the project mitigate all impervious area runoff, usually through grading, plantings, storage, infiltration, etc. It was a complex problem regulated by the Department of Environmental Protection (DEP) that might require redundant systems—a cistern system had not been budgeted and there were some diminishing returns.
- Design development would detail uniform lighting for pedestrian safety, leaving the play areas more parklike for dawn to dusk use. Lights would be designed to stay on the property and not over-illuminate the neighborhood.
- Asphalt was chosen for pathways for durability, universal accessibility, cost effectiveness and snow removal ease. Other alternatives (unit pavers, brick, stone, gravel, stone-dust, etc.) constituted significant cost jumps and lower lifespan/higher maintenance.
- Costs for this plan were included in both the Daedalus and Tappé estimates (see 10/19/20 Minutes p.2-3 #4), with earthwork, play structures, benches, lighting, utilities, etc. Costs would be clarified in the design development phase.
- Maintenance costs would be more than the current dirt fields. However, Warner Larson emphasized the cost effectiveness of the design.
- For the first 3-5 years plantings would need care, protection from over-use and attention, but once well-established would require minimal maintenance, for example less mowing and even sections of higher grass only mowed once or twice a year, native self sufficient species requiring only annual pruning and leaf raking.
- Warner Larson were happy to work with whoever was designated to care for the grounds: custodial staff and/or the Department of Public Works (DPW) on maintenance cost and requirements.
- Although the site design would entail alternate funding sources (Complete Streets, Community Preservation Act, fundraising, etc.), *Warner Larson and Tappé strongly advised that it remain part of the project development and not be delayed/separated* as experience showed that such delays resulted in never-built sites.

a. Vote to Approve Schematic Design Level Site Plan Option

The TSBC debated whether to postpone site plan approval regarding:

- less publicized meeting without public input (see below: Actions);
- Project Headway input (other Headway sites did not require much alteration);
- Site plan shared at previous meetings;
- design in line with other kindergarten through eighth grade schools;
- any major changes/wholesale redesign requiring immediate action but most of the above discussed feedback addressable during the design phase.
- Selectman Jim Rogers requested a cost breakdown separating utilities, and basic needs required for a certificate of occupancy for the existing building.
- **ON A MOTION DULY MADE BY MS. JEFFERS AND SECONDED BY MS. MILNE THE TISBURY SCHOOL BUILDING COMMITTEE APPROVED THE WARNER LARSON SITE PLAN AS PRESENTED: 8 AYES, 1 NAY, 0 ABSTENTIONS: PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. MILNE—AYE, MS. ORR—NAY, MR. ROGERS—AYE, MR. WATTS—AYE, MR. CHAPDELAINE—AYE.**

The TSBC thanked Mr. Larson for the presentation.

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5. Discuss/Confirm Date of January 6, 2020 to Present Approved Schematic Design to the Tisbury Historical Commission (See below: Meeting/Events.)

6. Discussion of Possible Dates to Present Approved Schematic Design to the Tisbury Planning Board – consensus for late January 2021.

7. Update from Select Board Regarding the Formation for a Joint Temporary School Facility Subcommittee - Nothing new to report.

- The financial consultant would make a presentation to the Select Board, Finance Committee, School Committee and TSBC in early January (see below: Actions.)
- Although there was some hope for a Special Town Meeting dedicated to the School project, Covid restrictions continued to be a factor and the Town was busy with the Budget and Annual Town Meeting calendar.

- The TSBC was still struggling with the next big public outreach effort.
- Mr. Chapdelaine spoke with MVTV which could upload and schedule any video clips.
- He also reached out to a local documentary producer but had not yet heard back.
- A double-sided one sheet mailing to all households or voters would greatly enhance publicity, as would a Main St. banner.
- However complete lack of funding continued to be a problem, as mailing, press advertisements, documentaries, etc. carried significant costs (see below: Actions).

8. Public Comments - None

9. Acknowledgement of Upcoming TSBC Meetings Schedule  
(See below: Meetings/Events.)

8. Other Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting - None

Adjournment

• **ON A MOTION DULY MADE BY MR. ROGERS AND SECONDED BY PRIN. CUSTER AND MS. MILNE THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:14PM TO RECONVENE WITH THE FINANCE COMMITTEE: 9 AYES, 0 NAYS, 0 ABSTENTIONS: PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. JEFFERS, MS. MILNE—AYE, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE, MR. CHAPDELAINE—AYE.**

**Appendix A: Meetings/Events:**

• **TSBC/Historic Commission – 4:30PM, Wednesday, January 6, 2020 – Zoom**

**Appendix B: Actions**

**Mr. Warner/Mr. Chapdelaine** – recruit local craftsmen for playground furniture.

**continued**

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**Appendix B: Actions (cont.)**

Warner Larson – locate and preserve memorial tree.

Warner Larson – locate and plan around Wick leaching fields.

Warner Larson – consider loop path modification.

Tappé/Warner Larson – resolve stormwater management/ roof runoff.

Prin. Custer/Warner Larson – consult with Project Headway staff re: play area needs.

Mr. Chapdelaine/Ms. Opper – schedule post-Covid parent/staff/end-users playground workshop.

Mr. Chapdelaine/Mr. Rogers – contact Town Administrator re: outreach funding.

**Appendix C: Documents on File: Available at:**

<http://www.tisbury.mvyp.org/> click on Tisbury School Project

(Official archive hard copies on file at Tisbury Town Hall & Tisbury School):

- Agenda 12/14/20
- Warner Larson Building Committee – Site Plan Update, Dec 14, 2020 (17 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.

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Marni Lipke – Recorder

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Date

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Harold Chapdelaine – TSBC Chair

\_\_\_\_\_  
Date

Minutes approved as corrected by the TSBC 1/25/21