

Coolidge School Working Group
Meeting Minutes, 4 pm Wednesday, April 10, 2019
Town Hall, Maynard, MA

Committee Members Present:

Linde Ghere – chair

Vicki Brown Stevens

Donna Dodson

Also Present:

Ellen Duggan

I. Minutes – We approved the minutes of the April 3 meeting.

II. Discussion with Wayne Amico, town engineer, and Kathy Lynch, town-contracted landscape architect – We reviewed Wayne’s and Kathy’s three conceptual options for subdividing the Coolidge School and parking lot away from the park land. Via speaker phone, Wayne and Kathy detailed the options.

- **Option 1** subdivision lines would meet the 15-foot zoning setbacks and would encroach on the hill. It would allow 16 parking spots for a residential use of the Coolidge and also allow two public access paths from Bancroft Street, one on either side of the subdivided lines. The total lot size for a subdivided Coolidge would be about 20,400 square feet. There would be no public parking.
- **Option 2** sketches in seven parking spots for the public along the Elmwood Street side along with its own driveway accessing them. The lot line would then snug in the rest of the school and still allow 16 parking slots for Coolidge. Zoning setbacks would need to be waived from 15 feet to 10 feet. The Coolidge property line would be shifted farther to the left of the school but still allows room for a public access path along the north side to the playground. Total Coolidge lot area would be about 20,500 square feet.
- **Option 3** envisions a build-out of the hill so the minimum zoning setbacks can be kept but the hill can still be used for sledding. This option would mean that the basketball court be moved. Sixteen parking spaces for the Coolidge and eight spaces for the public could be built under this plan. Lot size – 22,300 square feet.

Wayne and Kathy told us that Option 2 seemed to meet the most needs and we agreed with them during our discussion. Wayne stressed that some type of physical barrier should be placed on the new property line and he thought a four-foot, black plastic-coated chain link fence would serve well. We will search on line for possible options, too.

We asked if a schematic could be drawn up without the bump-out stairwell in the back of the building, which protrudes to within 10 feet of the hill’s slope. They said they could come up with one. They also said we should consider mixing and matching ideas from one option to another. We will study these plans and come up with comments before Tuesday, April 16, when Donna and Linde will meet with Wayne and Kathy at 4 p.m. in Town Hall to go over more details of their concepts.

III. Next Meeting and Adjournment – Our next meeting will be at 4 p.m. Wednesday, April 24, in the Maynard Public Library where we will prepare for our first of three public meetings there on Saturday, April 27. We adjourned at about 5:30 p.m.

Respectfully submitted,
Vicki Brown Stevens