
WILDWOOD ELEMENTARY SCHOOL PROJECT – Wilmington, MA

SCHOOL BUILDING COMMITTEE MEETING #33

Tuesday, June 3, 2025

Hybrid Meeting

7:00pm

Wilmington High School
159 Church Street, Wilmington MA
Large Group Instruction Room

and Zoom Webinar

<https://wpsk12.zoom.us/j/83577025187?pwd=cAMl4Rs4iYaPdH4DoHQTNSnWq5XMom.1>

Committee Members

Diane M. Allen	Gregory B. Bendel	Kate Bissell	Dr. Glenn Brand, Chair
Kevin A. Caira	Michael Camoscio	Justin Cusce	Marriane Gallezzo
Nicholas Golden	John C. Holloway		Christine Holleran
Dennis Kelley	Paul J. Melaragni		Craig P. Miner
Christine Murray	Judith L. O'Connell		Christine Prendergast
David A. Ragsdale	Paul Ruggiero		Stacy Scott
R. Eric Slagel	Stephen Turner		Vivian Varbedian, Vice Chair

Meeting Minutes

A publicly posted meeting of the Wildwood School Building Committee was held at the above listed date, time, and location. Committee members and other participants were:

Voting Members (Quorum = 12)	Present	Notes
Diane M. Allen	X	Permanent Building Committee
Gregory B. Bendel	X	Select Board Chair
Kate Bissell	X	Wildwood School, Principal
Dr. Glenn Brand, Chair	X	Wilmington Public Schools
Kevin A. Caira	X	Select Board
Michael Camoscio		
Justin Cusce	X	
Marriane Gallezzo	X	Finance Committee
Nicholas Golden	X	School Committee
John C. Holloway		Permanent Building Committee

Christine Holleran	X	Wildwood School, Teacher
Dennis Kelley	X	Town of Wilmington, Supt. of Public Buildings, Permanent Building Committee
Paul J. Melaragni	X	Permanent Building Committee
Craig P. Miner	X	
Christine Murray	X	
Judith L. O'Connell	X	Town of Wilmington, Asst. Town Manager
Christine Prendergast	X	
David A. Ragsdale	X	School Committee
Paul Ruggiero	X	Town of Wilmington, Asst. Superintendent of Administration and Finance
Stacy Scott	X	Woburn Street School, Principal
R. Eric Slagel	X	Town of Wilmington, Town Manager
Stephen Turner		School Committee
Vivian Varbedian, Vice Chair	X	
Other Participants		
Julie Leduc		SMMA
Sarah Traniello		SMMA
Donald Walter		Dore + Whittier Architects
Lee P. Dore		Dore + Whittier Architects
Rani Philip		Dore + Whittier Architects
Bryce Taft		Dore + Whittier Architects
David Fontaine, Jr.		Fontaine Bros.
Rob Day		Fontaine Bros.
Mark Abdella		Fontaine Bros.
Chelsey Mutrie		Fontaine Bros.
Chad "Ecuyer		Fontaine Bros.

1 – Call to Order

Ms. O'Connell called the meeting to order at 7:00pm.

Ms. Varbedian called a verbal roll call, a quorum was present.

2 – School Building Committee Membership

Mr. Slagle noted a change to the Select Board with Greg Bendel not seeking re-election. Mr. Slagle indicated Mr. Bendel would like to continue his service on the school building committee as a resident member. Therefore, Mr. Slagle made a motion to appoint Greg Bendel as a community member of the WSBC. Motion was seconded by Mr. Kevin Caira. The committee discussed the additional member, noting the appropriateness of including

Mr. Bendel given his institutional knowledge of the project. Ms. Varbedian noted that the committee does have Mr. Caira as a member representing the Select Board. Mr. Bendel expressed his gratitude for the motion, noting his pleasure in being involved in the project.

VOTED: to appoint Greg Bendel as an additional member of the Wildwood School Building Committee by unanimous roll call vote.

3 – Approval of Minutes

Ms. O’Connell entertained a motion to approve the meeting minutes of April 15, 2025, and April 29, 2025, together, seconded by Ms. Varbedian.

VOTED: to approve the minutes of April 15, 2025, and April 29, 2025 by unanimous roll call vote.

4 – Approval of Invoices

Ms. O’Connell noted that warrant item #24 for the sum of \$136,450.00 normally would have been turned over to Mr. Kelley for approval, however the subcommittee had not met earlier in the day. Mr. Kelley made a motion to approve warrant #24, seconded by Mr. Slagle, the committee discussed the cost of \$136,450.00, which included the cost of a traffic study conducted by Dore and Whittier.

VOTED: To approve warrant #24 in the amount of \$136,450.00 by unanimous roll call vote.

5 – Community Outreach Follow up

Ms. O’Connell shared that there were about 25-30 people in attendance at the community forum #7 on June 3, 2025 which was hosted for Dore and Whittier to address concerns related to berms, non-jurisdictional wetlands, and spacing between the project and residents’ homes. Ms. Phillips of Dore and Whittier discussed the firms’ efforts in addressing neighbors’ concerns. The committee also discussed future traffic concerns regarding a potential North Wilmington Fire Substation, as well as idling vehicles on the property through working sessions. The committee thanked Ms. O’Connell for allowing an extended period for Public Comment during the Community Forum.

6 – Design Update

Ms. Phillip provided an update on the design to the committee. Ms. Phillip noted specific questions that the MSBA had regarding the timeline of the project, including what would and would not be considered for reimbursement. Ms. Phillip provided an overview of what

would be considered ineligible, including the gym space. Mr. Slagle noted that the recent meeting with the MSBA had gone extremely well, and the MSBA would be paying for more square footage than the town anticipated. The committee continued to discuss the benefits of the MSBA's contributions to the proposed project.

Ms. Phillip provided a presentation to the committee of the proposed project site. The committee discussed comments they have received from the public, including their concerns with the acoustics from the gym to the cafeteria. The committee provided feedback on the presentation and how to better tailor the presentation to the public in settings such as Fun on the 4th and the town website.

Mr. Dore explained that KartoonEDU does a fantastic job visualizing the current project. The committee discussed how these visuals could be made more accessible to the community. Mr. Dore clarified that the fields demonstrated in the visual are changeable and would be determined by the town. The committee continued to discuss the fencing options of the property.

7 – Feedback on KartoonEDU Pillar

Ms. Phillip noted the previous materials had been advertised on the town website, discussed at Town Meeting, and that the next Pillar would include potential clips of the videos as well as the tax implications to come.

8 – Feedback on PR Materials for Sharing

Ms. O'Connell noted that this package would be finalized, the proposed document was a draft, and a vote would be taken on June 18th, although it would be finalized. Ms. O'Connell also added that there may be additional meetings held. The distribution of materials was discussed, including the opportunity of using an insert in the water bill. The committee continued to discuss further options to reach the public.

9 – Working Group Updates

The committee discussed opportunities for people to volunteer to stand in the WSBC booth at Fun on the 4th and that sign-ups are available on sign-up genius.

10 – Discussion/Correspondence/New Items

Ms. O'Connell noted correspondence has been received and that the leadership team is working on responses to the correspondence items received.

11 – Public Comments

Mr. Kevin McDonald of 410 Andover Street expressed his concerns with having night meetings. Ms. O'Connell informed Mr. McDonald that the timing of meetings had been discussed and there was concern for residents who are unable or uncomfortable with driving at night. Mr. McDonald proceeded to explain his historical involvement in construction, as well as his concerns with the town's proposed construction sites and debt exclusion..

12 – Next Meetings

Ms. O'Connell noted that Colliers, VERTEX, and LeftField would be interviewed on June 5th for OPM Services. Ms. O'Connell also added that the following WSBC Meetings had been scheduled June 10th, 2025, June 23rd, 2025, and July 22nd, 2025.

13 – Adjourn

Mr. Melaragni made a motion to adjourn, seconded by Mr. Kelley, voted to adjourn. 8:45 pm by unanimous roll call vote.