

Town of Southborough, Massachusetts  
Neary Building Committee – Communications Subcommittee

February 28, 2025

9:00 AM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, and Jason Malinowski

**Members Absent:** Denise Eddy

Ex-Officio

**Members Present:** Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, and Kathleen Valenti, Neary School Principal

**Members Absent:** None

**Also Present:** Gregory Martineau Superintendent of Schools

- I. Call Meeting to Order  
Jason Malinowski called the NBC – Communications Subcommittee meeting to order at 9:04 am.
- II. Approval of Outstanding Meeting Minutes – December 16, 2024, January 31, 2025, and January 17, 2025

Jason Malinowski asked for a discussion and a vote.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To all three sets as presented.”*

MOTION TO APPROVE  
MEETING MINUTES

Roll Call

*For: Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

- III. Debrief of office hours feedback

Roger Challen noted that many questions did not focus on the current plan. Instead, attendees were primarily interested in why the Committee did not pursue different options, particularly regarding the potential use of Finn School, with some suggesting that a second floor should simply be added there. Concerns were raised about the costs associated with relocating students and the implications for younger students transitioning to Woodward School. Roger and Denise Eddy explained that at this point, the plan currently on the table is the only option available. If the plan is not approved during the town meeting, the Committee will revisit alternative solutions. Questions were also asked regarding whether the Committee had a backup plan. Additionally, concerns were raised about the hazardous waste situation.

Jason Malinowski expressed the need for a "Why not Finn School?" discussion in collaboration with the school administration. He pointed out that the District never applied for Finn School. When they attempted to explore it as an option, they were informed that they would have to go back to the end of the line. Jason emphasized that half of Finn School is 20 to 25 years old, while the entire Neary School is over 50 years old. He is uncertain how the Massachusetts School Building Authority would evaluate that difference. Jason also mentioned that recent discussions have shifted toward finding ways to boost the commercial tax base.

#### IV. Communication Plan Update

Jason Malinowski emphasized the importance of addressing recurring issues and directing people appropriately. He suggested dedicating specific space for discussions about the Finn School, hazardous materials, and costs. Jason believes that the broader committee needs to develop a contingency plan in the event of a failed ballot.

Superintendent Martineau shared a postcard. The feedback suggested changing the term "auditorium" to "Algonquin Regional High School" to accommodate overflow in the gym. Additionally, the town clerk's opinion is needed regarding the ballot question, specifically whether to include information about in-person voting versus mail-in voting.

Jason Malinowski asked for a discussion and a vote.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To approve the release of the postcard after consultation with the town clerk on some of the logical items discussed in the meeting."*

MOTION TO RELEASE POSTCARD
-------------------------------

#### Roll Call

*For: Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

#### V. Review and release of FAQs (None at this time)

#### VI. Public Comment (None at this time)

#### VII. Meeting Schedule – March 7, 2025 and March 21, 2025

VIII. Other business that may properly come before the Committee (None at this time)

IX. Adjournment

Jason Malinowski requested a motion to adjourn.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."*

MOTION TO ADJOURN
----------------------

Roll Call

*For: Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 9:36 am.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. NBC – Communications Subcommittee Agenda of February 28, 2025
2. NBC – Communications Subcommittee Meeting Minutes of December 16, 2024
3. NBC – Communications Subcommittee Meeting Minutes of January 17, 2025
4. NBC – Communications Subcommittee Meeting Minutes of January 31, 2025
5. Neary School Building Project Postcard

**Town of Southborough, Massachusetts**  
**Neary Building Committee – Communications Subcommittee**

**February 28, 2025**

**9:00 AM**

**Virtual Zoom Meeting**

May be watched or may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Approval of Outstanding Meeting Minutes
- III. Debrief of office hours feedback
- IV. Communication Plan Update
- V. Review and release of FAQs
- VI. Public Comment
- VII. Meeting Schedule
- VIII. Other business that may properly come before the Committee
- IX. Adjournment

Jason W. Malinowski, NBC Chair

Town of Southborough, Massachusetts  
Neary Building Committee - Communications Subcommittee

December 16, 2024

7:30 PM (or upon completion of NBC Meeting)

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, Denise Eddy, and Jason Malinowski

**Members Absent:** None

Ex-Officio

**Members Present:** Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning and Kathleen Valenti, Neary School Principal

I. Call Meeting to Order

Jason Malinowski called the NBC – Communications Subcommittee meeting to order at 8:50 pm.

II. Approval of Meeting Minutes for December 5, 2024

*Jason Malinowski moved, Roger Challen seconded, and it was voted 3-0. “To approve the minutes as presented.”*

MOTION TO APPROVE MEETING MINUTES
--------------------------------------

Roll Call

*For: Denise Eddy, Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

III. Communication Plan Update (No Discussion)

IV. Review and release of FAQs and project statement on the why project is needed

Jason Malinowski thanked Denise for drafting the document for discussion. Jason made some suggestions for refinements to the discussion related to Finn. Denise Eddy lost connection during the discussion.

*Jason Malinowski moved, Roger Challen seconded, and it was voted 2-0. “To approve the minutes as presented.”*

MOTION TO FAQ  
STATEMENT

*Roll Call*

*For: Roger Challen and Jason Malinowski*

*Opposed: None*

*Abstained: None*

V. Public Comment (None at this time)

VI. Meeting Schedule (No discussion)

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Jason Malinowski requested a motion to adjourn.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To adjourn.”*

MOTION TO  
ADJOURN

*Roll Call*

*For: Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 9:00 pm.

Respectfully submitted,

Jason Malinowski, Chair

List of documents used at this meeting:

1. NBC – Communications Subcommittee Agenda of December 16, 2024
2. Meeting Minutes for December 5, 2024
3. Draft “Why” Statement

Town of Southborough, Massachusetts  
Neary Building Committee - Communications Subcommittee

January 17, 2025

9:00 AM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, Denise Eddy, and Jason Malinowski

**Members Absent:** None

Ex-Officio

**Members Present:** Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning

**Members Absent:** Kathleen Valenti, Neary School Principal

**Also Present:** Gregory Martineau Superintendent of Schools

- I. Call Meeting to Order  
Jason Malinowski called the NBC – Communications Subcommittee meeting to order at 9:03 am.
- II. Approval of Meeting Minutes for December 16, 2024  
The Subcommittee will vote on the December 16, 2024, meeting minutes during their next meeting.
- III. Communication Plan Update  
Jason Malinowski shared that over the past few weeks, they held their first set of open office hours and conducted two sessions with the Southborough Kinder Group, which consists primarily of parents with at least one non-school-aged child.

Regarding next steps, the full Neary Building Committee has agreed to schedule open office hours every other week moving forward. They are also collaborating with the principals to include an addition to their Principals' Coffee Hour, which was the most attended event for the Neary Building Committee in November.

Roger Challen requested that the school administration provide a brief summary of the educational benefits associated with the building project. Superintendent Martineau mentioned that they are already working on a draft document. His goal is to create a packet for the Southborough School Committee that will include easy access to frequently asked questions, videos, and a comprehensive overview of the benefits. They aim to have the final packet ready before the Parent-Teacher Conferences in March 2025. Denise Eddy emphasized the need to address the deteriorating condition of the Neary School building.

IV. Review and release of FAQs

There are currently no new frequently asked questions that require a vote for release. However, Jason Malinowski has requested that Superintendent Martineau reorganize the website. He aims to improve how the questions are prioritized and linked together in terms of both importance and timeline.

V. Public Comment (None at this time)

VI. Meeting Schedule – January 31, 2025

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Jason Malinowski requested a motion to adjourn.

*Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."*

MOTION TO ADJOURN
----------------------

Roll Call

*For: Roger Challen, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 9:22 am.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. NBC – Communications Subcommittee Agenda of January 17, 2025



Town of Southborough, Massachusetts  
Neary Building Committee – Communications Subcommittee

January 31, 2025

9:00 AM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

**Members Present:** Roger Challen, Denise Eddy, and Jason Malinowski

**Members Absent:** None

Ex-Officio

**Members Present:** Kathleen Valenti, Neary School Principal

**Members Absent:** Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning

- I. Call Meeting to Order  
Jason Malinowski called the NBC – Communications Subcommittee meeting to order at 9:01 am.
- II. Approval of Outstanding Meeting Minutes  
The Subcommittee will vote to approve meeting minutes at their next meeting.
- III. Debrief of feedback received to date  
Jason Malinowski shared feedback from various groups to help the Subcommittee consider the next steps in communicating with the community. He noted that there have been two sessions with the Kinder Group. The main feedback included the need for additional details on the educational benefits of the project, concerns about insufficient discussions regarding costs, inquiries about the transition plan, and questions about staffing structures that were referred to the administration.

During the first open office hours, there were four participants, primarily from the senior community. They raised concerns about communication and advertising for the event. Jason mentioned that the event was posted on Facebook and the blog, but email notifications were sent out late. For future action, flyers will be distributed earlier to provide better notice. There was significant concern over costs, and participants questioned why the more expensive option was chosen. The group decided to revisit

other options and clarified that, while the chosen option may have had the largest number, a variety of alternatives did not make financial sense. Questions were raised about the proximity to the landfill and why Finn School was not considered as an option. Additionally, the Public Accessibility Committee requested involvement in the design review after project funding to ensure that accessibility standards are met. There was considerable discussion about the inefficient use of school buses in town, with frustration expressed over empty buses and traffic congestion around schools. Lastly, questions were raised regarding why parents of school-aged children are not attending the meetings.

IV. Discussion of website updates

Jason Malinowski has initiated a process to improve the website's design, mainly by making the headers more prominent for easier navigation. Roger Challen suggested the FAQs be more visible on the website.

V. Communication Plan Update

Open office hours have been scheduled through the beginning of March. The goal is to explore alternative methods of information sharing for user groups. This topic should be discussed, along with the communication regarding the project's costs, after receiving the updated cost during the next full Neary Building Committee meeting.

VI. Review and release of FAQs (None at this time)

VII. Public Comment (None at this time)

VIII. Meeting Schedule – February 10, 2025

IX. Other business that may properly come before the Committee (None at this time)

X. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To adjourn.”

MOTION TO ADJOURN
----------------------

*Roll Call*

*For: Roger Challen, Denise Eddy, and Jason Malinowski*

*Opposed: None*

*Abstained: None*

Jason Malinowski adjourned the meeting at 9:29 am.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. NBC – Communications Subcommittee Agenda of January 31, 2025

DRAFT

# NEARY

## BUILDING PROJECT



For up-to-date information please visit

<https://www.nearybuilding.com/>

## Key Dates

**May 10, 2025**

**Special Town Meeting**

*Algonquin Regional High School  
9:00 AM*

**May 13, 2025**

**Annual Town Election Ballot Question**

