

# Special Town Meeting: What Southborough Residents Should Know

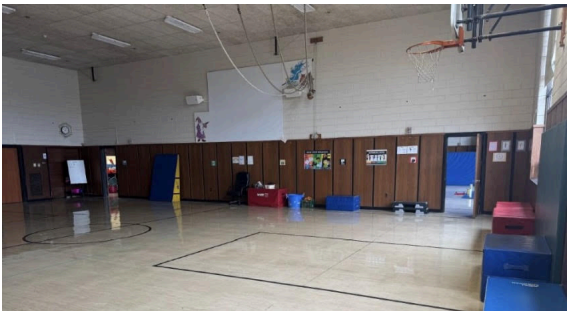
Monday, March 2, 2026 | 6:00 PM | Trottier Middle School

## Why This Meeting Matters

This Special Town Meeting addresses urgent facility needs at Neary Elementary School, namely the failing roof, and evaluates long-term school building options for the town of Southborough. Up for vote at this meeting are 4 warrant articles detailed below.

## Neary Roof Context

- **Roof is in a state of failure**
- Ongoing deterioration and water intrusion
- Temporary repairs are no longer sustainable
- A permanent solution is needed to protect students, staff, and the building



## ARTICLE 1: Neary School Study (Renovation Options)

- **Proposed Funding:** Up to \$175,000 (Free Cash)
- **Purpose:** Fund a feasibility study to evaluate improvement options for Neary School.

Study must include:

- Option 1: Full renovation of Neary
- Option 2: Minimum code-compliance updates to extend the building life ~15 years

**SCHOOL COMMITTEE SUPPORTS**

## ARTICLE 2: Trottier + Finn Expansion Study

- **Proposed Funding:** Up to \$500,000 (Free Cash)
- **Purpose:** Study expanding Trottier and Finn schools to redistribute grades and eliminate use of Neary.

Two-Phase Study

- Phase 1: Site + systems feasibility (\$260K)
- Phase 2: Design + cost estimates (\$240K)

**SCHOOL COMMITTEE DOES NOT SUPPORT**

Articles 1-3 require a simple majority vote; Article 4 requires a 2/3 Town Meeting vote plus a ballot vote

## ARTICLE 3: Finn School Expansion Study

- **Proposed Funding:** Up to \$324,000 (Free Cash)
- **Purpose:** Study renovation/expansion of Finn School to house PreK-Grade 3 and discontinue use of Neary.

**SCHOOL COMMITTEE DOES NOT SUPPORT**

## ARTICLE 4: Neary Roof + ADA Improvements

**\*CONSTRUCTION**

**Proposed Funding:** \$6,850,000 (Borrowing)

**Purpose:** Replace or repair the Neary roof (\$4.5M), complete required accessibility upgrades (\$2.1M), and feasibility for minimum code-compliance updates

**SCHOOL COMMITTEE SUPPORTS**

## Why Are There Multiple Articles?

Following the failed Neary building project vote in May 2025 for a brand new four-grade school, residents asked to see multiple options before making long-term decisions. Articles 1-4 allows for:

- Studying different approaches
- Comparing costs and timelines
- Making better-informed decisions later
- Giving residents clearer choices at future votes

## Quick Takeaways for Residents

- Articles 1 & 4 focus on repairing/improving the current Neary School
- Articles 2 & 3 explore alternatives that would stop using Neary as a school
- Articles (1-3) are studies, vs. Article (4), which is an actual construction project (of the Neary roof and ADA)
- If Article 1 passes, then Article 4 will be reduced to \$4.5M for just the roof
- If Article 4 (Neary Roof) passes the roof will be replaced summer of 2026
- Recommendation is to replace the roof prior to any building renovation
- Any future building project would return to voters at a later Town Meeting