

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, NOVEMBER 15, 2023
RESOURCE ROOM

Attendance: Chair Shirley Mosczyński, Vice chair Linda Brown, Fred Fontaine, Bob Werme, Matt Wojcik
Town Administrator

Absent: Ray Clontz (excused)

Shirley Mosczyński called the meeting to order at 10:02 am.

1. (0:50 TS) BOS Assignment – Needs assessment and feasibility considerations supporting options for Public Safety and/or Highway Department Building projects.
Mr. Wojcik stated that the initial engineers' estimate cost of the project preliminarily specified by them was not acceptable to the town, the cost was too high. Last week Adam Furno, John Furno and Weston and Sampson met and reviewed the project and reduced some of the items and they will go back and re-estimate the building design. Mr. Wojcik has an amount in mind that he feels comfortable asking town meeting for that is significantly lower than the original estimate. He is hopeful that the schedule still has not changed and that they will still be going to spring town meeting with a proposal. Mr. Wojcik would like there to be a video presentation when the proposal is complete and will bring it before this committee with that, and then bring it to the BOS.
2. (9:50 TS) Administration report on projects in progress:
 - a. (10:00 TS) Status of Oil Spill – Mr. Wojcik stated that the basement is closed off and the air flow is very low, so it is difficult to get an accurate reading. Adam Furno placed some fans down there to get the air moving and Pat, the environmental consultant, took another sample to test because the last one was not going to be sufficient to close out the project.
 - b. (13:05 TS) Green Communities – Mr. Wojcik believes they are scheduled for a school vacation installation to close this year's project. He would like to get this project closed out sooner rather than later because they cannot apply for another Green Communities grant until this one is completed. The last phase of the high school light conversion grant was awarded after the first day of school and that work can only be done when there are no kids in the school, so they must do it during school breaks.
 - c. (14:50 TS) Municipal Backup Generator (#2019-10) – He corresponded with Fall River Electric at the end of October and was assured that the plan is to still come here after Thanksgiving and begin the prep work and that the generator ship date was still January 2024.
 - d. (16:35 TS) Municipal Main Roof Replacement – Town meeting voted on the funds and to combine the two roof projects of the main roof and the elevator roof. Now they can go out to bid and John Furno and Weston and Sampson will put together the bid and they are looking for late spring early summer work. Mr. Wojcik would like to get the bid package out in mid-December because their proposal for February is going to be too busy with the budget process in full swing. Mr. Wojcik believes that one of the most important aspects of awarding this contract will be to review the background and references of the roofing contractors.
 - e. (20:40 TS) Municipal Fire Alarm (#2019-03) – This project is on hold until the roof project is finished.

- f. (20:50 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – This past week the Fire chief and the assistant chief met with Weston and Sampson and reviewed all the architectural options for working within the existing building and chose the option they would like and now they are coordinating back with MacRitchie who is doing the electrical to make sure the electrical can support the ventilation plan.
3. (22:00 TS) ARPA Funding and qualification discussion – Possible votes
ARPA funds are being utilized for the fire station project and the Select Board chose to encumber the largest portion of the ARPA funds for a water system upgrade here on Depot Street, which part of the funding that was approved by town meeting last week was for the design portion of this project that is not an ARPA eligible expense. The wastewater department will be funding the engineering work and then they will look at how much of the project they can do with the remaining ARPA funds, which is over \$1 million. Mr. Wojcik wanted to clarify an answer to a question at town meeting regarding the drainage in this area of town. There is no specific drainage aspect to this project, at the old gristmill on Depot Street there is a bridge with a culvert under it and it has partially crumbled from stormwater runoff pressure and there is an existing sewer pipe that goes through that. They are going to address that problem when they do this project and probably use both ARPA and Chapter 90 funds to fix this. The biggest obstacle on that water course is the beavers that are constructing a dam that is causing flooding on Cottage Street in major rainstorms.
4. (26:00 TS) Open session for topics not reasonably anticipated 48 hours in advance of meeting.
Mr. Wojcik would like to add to the agenda as a point of discussion is this year's wet season that drew attention to stormwater management as an ongoing issue in the community and there is a lot of misunderstanding where Massachusetts Doctrine is on the topic. What you cannot do is capture stormwater on your property and a channel and direct it onto someone else's property. So, the town boards and committee cannot approve stormwater management systems on an existing piece of property without paying attention to where all that water is going to go after you have captured it all. But on the flip side of that municipal systems can be repaired without generating liability to the municipality. Which means that just because a pipe wasn't working because it was blocked or broken doesn't mean that the town can't come and fix it and have water go onto properties from the right of way because that was already there. The town making sure that the pre-existing system works is essential because if all the culverts at the top of a grade do not work the water will progress and damage people's property downhill. This is where the municipalities have significant leeway to repair those blocked or broken culverts at the top of the grade, so the water is more evenly distributed. This is an issue on South Street and Orange Street and other streets in town. Mr. Wojcik opinion is that he doesn't think the town can go much longer without a stormwater management bylaw. He would like to see a clear transparent set of rules that people can refer to before they buy a piece of property or make improvements to their property, so they understand what their rights are and where the town's liability ends, and the property owners begins.

The Committee discussed the solar bylaw that was not passed at town meeting and the disappointment of the Boards involved in the changes to the bylaws did not get up, speak to it, and explain that the bylaw protects the community from solar company's coming in and doing work and then leaving with barely meeting the requirements. Ms. Mosczynski stated that she feels that the issue of members of boards and committees don't know who is taking which item on the agenda, and there needs to be a clear decision on this before the meeting.

Along with the suggestion of adding stormwater management to the agenda for discussion, Mr. Wojcik would like to see the Committee add as a part of the Master Plan a discussion on vacant buildings to the agenda. There are a couple buildings that need to be taken down in town including the old elementary/veterans hall and the old fire house building. They also discussed the old town hall/post office/senior center building.

5. (46:45 TS) Meeting Minutes: October 25, 2023 – Possible votes
(47:30 TS) Motion to approve the meeting minutes of October 25, 2023, as written made by Linda Brown, 2nd by Fred Fontaine. The vote passed unanimously.

Upcoming meetings: December 20, 2023 & January 17, 2024 – Possible votes

(49:00 TS) Motion to adjourn the meeting at 10:51 AM made by Linda Brown, 2nd by Fred Fontaine. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin