

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, JANUARY 17, 2024
RESOURCE ROOM

Attendance: Chair Shirley Mosczynski, Vice chair Linda Brown, Ray Clontz, Bob Werme, Fred Fontaine, Matt Wojcik Town Administrator, Matt Benoit Community Development Director

Shirley Mosczynski called the meeting to order 4:03 PM.

1. (0:35 TS) Draft 2023 Annual Report – Possible votes
The Cedar St Bridge, Municipal gym windows and the public safety radio system are all completed projects. The Municipal main roof, fire station HVAC/generator and electrical upgrade and public safety and/or highway department building project are being added as in process.
2. (5:10 TS) Highway Building Project
Mr. Wojcik stated that he isn't sure where they are at with this project because the property they were looking at has put a for sale sign up but it wasn't listed on MLS. There had been some communication between the town administrator's office and the BOS, and the property owner and he thought they were all on the same page. They are still in the process of pairing down the project still from the last meeting update. There is a building on the property of interest and the thought was that that would significantly reduce the cost of the project and there is a home that is currently being rented on the property, which could be potentially used as the highway office building.
3. (8:40 TS) Administrator's Report on Projects in Progress:
 - a. (8:50 TS) Status of Oil Spill
There is no change to the status of this; there is an additional air test that needs to be cleared. On the topic, last week the municipal building lost heat, the alarm sounded, and the boiler shut down and upon investigation from a contractor, there was water in the fuel. They had it tested and there was 7 ½ inches of water which converts to about 225 gallons in a tank. They are going to have the tank and pipes pressure tested to try to locate the problem.
 - b. (14:00 TS) Green Communities
The grant was awarded to finalize the LED lighting project at the school upwards of \$35k, the utility incentive was upgraded and updated to about \$9k so the total cost less the incentive is \$25,544.00 and they just executed a contract to start the work, they will figure out with the school whether that will be done in February break or April break. For the town's eligibility for the spring round of grants this project would have to be done by the end of February, which it will not be, so they will up for another round in the fall.
 - c. (15:30 TS) Municipal Backup Generator (#2019-10)
They are currently doing the work for the conduits for the generator, so they are just waiting for the equipment to be shipped and delivered. They will eventually get a sound barrier around the generator for the neighbors. The Committee would like to see it fully enclosed, and Mr. Wojcik will gather more information on that for them.
 - d. (22:35 TS) Municipal Main Roof Replacement
Mr. Wojcik has signed Weston and Sampson's fee notice; they are getting ready to go out to bid for the project by the next meeting.
 - e. (23:40 TS) Municipal Fire Alarm (#2019-03)
This is still on hold until the roof is complete.

f. (23:50 TS) Fire Station Upgrade/HVAC (Generator/Electrical)

MacRitchie is entering final design, the inside tanks are going to be moved to outside that will near the new generator and the space where the tanks were will be where all the electrical equipment will go, and the commercial grade boiler will be significantly downsized and will be more efficient. Mr. Wojcik went over other plans to the fire station. Once the design is finalized, they will go to bid, and once the project is finished, the trailers will be removed and everyone will be moved back inside the building.

g. (28:30 TS) Stormwater Management

The town submitted to town meeting a stormwater management plan in 2019 and it was voted down. Mr. Wojcik went over the different stormwater management issues and whose responsibility it would fall under. The purpose of discussing stormwater management under this committee is when it falls under the responsibility of the town and maybe to clarify for the public add the label MS4. This is on the agenda as a sort of reporting information, there are not current projects slated. The Committee can decide whether they would like this on their agenda or not for a vehicle of discussion when need be. Ms. Mosczynski's opinion is that she would rather it not be on their agenda but will leave it up to the rest of the members to decide. The Committee would like to get more information about what other towns might do regarding this before they decide to keep it or not. They discussed making a stormwater management committee.

h. (58:00 TS) Vacant Buildings in Town

Fred Fontaine read some statistics on the dangers of having vacant buildings and stated that dealing with these buildings in town is important. Mr. Wojcik is looking for the Committee to prioritize the buildings and what they would like to see happen with each one. Mr. Fontaine feels that the old fire station tower needs to be taken down before it falls and takes the rest of the building down. The consensus of the committee is that the old fire station building should be saved for storage but would like to confirm whether the departments currently using it would need it for storage. The second building was the old elementary school and Mr. Wojcik stated that there hasn't been any interest in this building other than housing, so if there were a vote to at town meeting in the past that would bind the BOS to not sell this for housing that would have to be changed. Mr. Wojcik explained what would need to be done if there is interest in selling this to a developer for housing, and the that the lot line would have to be redrawn for anyone to be interested in the property and suggests selling the building as is and not do any work on the brick. The committee is in agreement to sell this building with conditions they discuss and decide upon, and to get more information on the cost of surveying the plot. The third building that was the old VFW the committee agrees that selling that would be the best for the town as well, and maybe ask the town the thoughts on conditions about tearing it down or restoring it. The small house on that property is marked for demolition already but it has not been a high priority with the capital committee so if this committee wants to see it taken down, they will need to vote to make it a priority.

(1:30:30 TS) Motion to recommend to the capital committee that the brown house at 19 Main St and the small outbuilding behind should be razed for safety concerns made by Fred Fontaine, 2nd by Ray Clontz. The vote passed unanimously.

The last building is the 104 Main St over the old pipeline with a total of 49.68 acres. In Mr. Wojcik's opinion he would tear all the buildings down and put sufficient energy storage capacity on the property to power charging stations for school buses and the remainder of the property could be put into solar. Mr. Wojcik also talked about the possibility of Municipal Power and Light entity for the town of Douglas but to use renewable assets.

(1:40:30 TS) Motion to tear down the buildings and outbuildings at 104 Main Street made by Ray Clontz, 2nd by Bob Werme. The vote passed unanimously.

(1:41:20 TS) Motion to destroy the towers at the old fire station on Cottage St made by Ray Clontz, 2nd by Fred Fontaine. The vote passed unanimously.

i. (1:43:00 TS) Municipal Sprinklers
This agenda item is premature and there is nothing to discuss currently.

j. (1:43: 15 TS) Electrical Charging Station Replacements
Mr. Wojcik received permission from the state to tear them out and replace them. There has been discussion about having level 3 stations put in at the school because the town hall electricity cannot handle those stations and have the level 2 chargers at the town hall.

4. (1:45:15 TS) ARPA Funding and Qualification Discussion – Possible votes
They are working on getting the sewer pump station done.

Upcoming Meetings: February 21, 2024 & March 20, 2024

(1:46:50 TS) Motion to adjourn the meeting made by Linda Brown, 2nd by Fred Fontaine. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin