

BUILDING FACILITIES CONSTRUCTION COMMITTEE  
TUESDAY, MARCH 19, 2024  
RESOURCE ROOM

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

Shirley Mosczynski called the meeting to order at 4 pm.

1. Administrative Report on Projects in Progress:
  - a. Green Communities – Mr. Benoit handed the members some project estimates for their review and consideration for Green Communities’ application in the fall. Mr. Benoit reported that the funds have been paid for the grant and their grant is officially closed now. The projects are as follows:
    - Highway department LED upgrade – which may not be considered because the town is looking at a new highway building.
    - Post Office LED upgrade – they may not be doing that one either.
    - Police Station and Town Hall LED upgrade.
    - Middle School LED upgrade.
    - Fire department LED upgrade.
  - b. (3:15 TS) Storm Water Management – The BOS reviewed the storm water management draft general bylaw at their meeting last week, and they are generally happy with it and the town’s storm water consultant Nick Cristofori and Town Counsel has reviewed it. Mr. Fitzpatrick has asked you to consider adding the village residential area to the bylaw, but the consultant stated that the whole thing would have to be revised. He suggested getting it on the warrant as is, to comply with the MS4 permit and making modifications later. The Conservation Commission will be in charge of the bylaw.
2. (7:40 TS) Highway Building Project

Mr. Wojcik stated that they do not like what the design firm has submitted, and they are looking into alternative programs. He is contemplating doing what is called a design build procurement, so at this time this will not be on the town meeting warrant.

  - c. (11:50 TS) Status of Oil Spill – They have received an invoice from the consultant, and they will have to have this on the Special Town Meeting on May 6, 2024, to transfer funds to pay for it. They will still have a couple of tests to complete but it will be a 6-month one and then a one-year test to follow up before they can close it out completely. There is no further action required at this point by the town.
  - d. (13:55 TS) Municipal Backup Generator (#2019-10) – The cut over is going to be Friday April 5, 2024, and then there will have to be some training for the staff that will be involved with the interaction of the generator. There have been some comments about the unattractiveness of the generator and Mr. Wojcik stated that they would be installing a fence and vegetation to make it more appealing.
  - e. (17:05 TS) Municipal Main Roof Replacement – They are out to bid on this for an electronic bidding service. The bid packages are due the first week in May and Mr. Wojcik is hopeful by the fall that they will have a new roof.
  - f. (19:05 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – Weston & Sampson completed 4 conceptual drawing options for the chief and deputy chief to review this morning. Mr. Wojcik believes that the best option is to put an addition on the side of the

- fire station building and go into more detail about what that might look like with funding and the tying in the electrical.
- g. (31:15 TS) Vacant Buildings in Town – Fred Fontaine went to look at the old fire station tower again, took some pictures, and believes this should be made a priority to take down before it falls and takes the rest of the building down with it. Mr. Wojcik went through what the process is for taking a town-owned building down. Mr. Benoit stated that in the January 17<sup>th</sup> meeting there was a motion to destroy the towers at the old fire station.  
(38:40 TS) Motion to make a recommendation to the Board of Selectmen and the Capital Committee that the towers be looked at for possible demolition made by Fred Fontaine, 2<sup>nd</sup> by Linda Brown. The vote passed unanimously. Fred Fontaine will notify the Historical Committee and Mr. Wojcik will notify the BOS. Mr. Fontaine would like to see the town hire a general contractor to seal up the old fire station building and fix the soffit and assess the water damage. Mr. Wojcik will reach out to Adam Furno to access the building and do the repairs necessary to prevent more water damage and research to be done to minimum restoration to the building to be able to use as storage for the town. They are still doing some research on the old grammar school building for any restrictions, and they are trying to figure out where the rear lot line should go and discussing with the school board in order to be able to sell it. Mr. Benoit visited the site with Dr. Vieira and Ms. Keegan last week and they asked him to put something together with the dimensions needed and he did that today, and he will be meeting with the school committee at some point to ask for that recommendation. The board discussed moving on selling the old VFW building and what that would entail. Mr. Wojcik thinks that this building might be possibly a potential space for Library or Adult Social center program space with doing some research into what it might take to be able to use the space. There is also the Post Office space that they are negotiating the contract of the lease with for a potential of using that space for town use and moving the Post Office. There is still some interest with a developer for the old grammar school, which would need to have the backspace added to the property. The brown house next to the VFW building, the 104 Main St was voted to demolish and was put on the capital list, and now it will just depend on funding.
  - h. (56:00 TS) Library – Board of Trustees – Ellie Chesebrough stated that the Library Trustees supported Justin Snook want of putting an elevator shaft at the middle back of the library, take the space of the staircase, and expand the back of the building on both sides. They discussed what the library building old plans were and what they are looking for currently. They also discussed having a handicapped accessible restroom and parking spaces.
  - i. (1:09:20 TS) Electrical Charge Replacements – Mr. Wojcik stated that the Capital Committee approved the project. They discussed the capital-funding amount for this year.
3. (1:17:50 TS) Meeting Minutes: December 20, 2024, January 2, 2024, & January 17, 2024 – Possible votes
- (1:21:10 TS) Motion to approve the December 20, 2024, meeting minutes as amended made by Linda Brown, 2<sup>nd</sup> by Ray Clontz. The vote passed unanimously.
  - (1:24:40 TS) Motion to approve the January 2, 2024, meeting minutes as amended made by Linda Brown, 2<sup>nd</sup> by Fred Fontaine. The vote passed unanimously.
  - (1:26:35 TS) Motion to approve the January 17, 2024, meeting minutes as amended made by Linda Brown, 2<sup>nd</sup> by Fred Fontaine. The vote passed unanimously.

Upcoming Meetings: April 17, 2024 & May 15, 2024 – Possible votes

(1:27:10 TS) Motion to adjourn the meeting at 5:31 pm made by Linda Brown, 2<sup>nd</sup> by Fred Fontaine. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin