

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, DECEMBER 18, 2024
RESOURCE ROOM

Attendance: Chair Shirley Moczynski, Vice chair Linda Brown, Carol Gogolinski, Fred Fontaine, Bob Werme, Ray Clontz (remote), Matt Wojcik Town Administrator

Shirley Moczynski called the meeting to order at 10:05 am.

1. (1:00 TS) Highway Building Project

They have received the Title V report but are still waiting for the dam inspection report to move forward and Weston and Sampson are going to have a preliminary design ready before December 31 for the ARPA funding deadline. Carol Gogolinski read her letter into the record as follows:

Matt Wojcik, the town administrator, assured the finance committee that if the town meeting approved the funding for the eminent domain taking of the property on Riedell Road, the money would not be paid until the town was assured that the highway barn could be built on the property.

The reason the purchase price exceeds the appraisal is because the existing house will be used as the office for the highway department. However, it is critical that the town is certain the proposed project will not be impacted by the Rivers Act due to the presence of two streams and a small pond on the property.

It is also important to confirm that the house, which will serve as the future office, does not need to be removed to accommodate the new garage because of restrictions related to the Rivers Act, conservation issues, or other regulatory challenges.

The town conservation agent has stated that Riedell Brook and the other brook are intermittent streams. This should be verified in writing with the Commonwealth of Massachusetts. If Riedell Brook were determined to be a perennial stream, it would significantly reduce the available buildable land due to the 200-foot no-build zone on both sides of the stream. In such a scenario, I believe the usable land would total approximately 2.8 acres near the existing house and about 2 acres on the lot where the old shack is located. This does not account for required zoning setbacks, and the two parcels would be separated by a 400-foot-wide strip of unbuildable land.

Mike Fitzpatrick mentioned that upgrading the crossing over the brook would not be costly, as the town highway department could perform the work themselves using pipe. However, this needs to be verified. If a precast box culvert becomes necessary, the cost could easily reach \$1,500,000 or more, especially if provisions for animal crossings are required.

Mr. Wojcik also stated that the seller would provide a dam inspection verifying the safety of the dam. Additionally, the seller has agreed to remove the old shack prior to closing. However, it is worth considering what kind of permits might be required for the removal of the shack if it is located within the riverfront area.

Further, the water line will need to be upgraded to support sprinklers. If all of the concerns I have raised materialize, the town could potentially end up spending four to five million dollars for approximately five acres of noncontiguous land before any building has even begun.

I have raised these questions previously and, in response, have been told that perhaps I do not want a new town garage. That is not the case. I fully support the project but want to ensure the town is getting its money's worth for the property being purchased. The

town must approach this acquisition the same way someone in the private sector would—with due diligence and thorough evaluation of all potential issues. I request that this statement be entered into the minutes of this meeting. I will email a copy to the minute taker and ask that a copy be forwarded to the selectmen as well.

There was lengthy discussion about the purchasing process and Matt Wojcik stated that he is going to rely upon the expert that the town has hired who is properly credentialed and experienced in purchasing this property and doing due diligence before buying the property. The committee members and Matt Wojcik discussed the need to get the employees out of the current highway building for safety reasons.

Administration report on projects in progress:

2. (43:40 TS) Status of oil spill – Matt Wojcik stated the formal process is still where it has been, the building has a ventilation issue in the basement, and they are working on installing property ventilation.
3. (48:10 TS) Green Communities – Matt Wojcik clarified that the vote at town meeting was for the town's share of the funding of the projects and what the Select board accepted the other night were the incentives provided by National Grid for LED projects at the schools.
4. (50:55 TS) Municipal Main Roof Replacement – They were up on the roof doing the copper flashing yesterday and the project is pretty much finished and Mr. Wojcik is expecting to get a project closeout shortly. Mr. Wojcik talked about the gymnasium roof because when they were doing the main roof, they noticed some issues and they have replaced a portion of that roof.
5. (56:25 TS) Municipal Fire Alarm (#2019-03) – Matt Wojcik gave an update on what needs to be done and that it will be a significant amount, and they will put it on the capital projects list at the appropriate time. They discussed the building sprinkler system briefly.
6. (1:02:20 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – This project is ending on the bidding process, Mr. Wojcik recapped the project and that this project is ARPA and town meeting funds.
7. (1:06:50 TS) ARPA Funding and Qualification Discussion – Possible votes
Matt Wojcik stated that they just awarded the for the water pipe and road work and includes the sidewalk for the Depot Street Project that involves the town hall new connection for the sprinkler system.
8. (1:11:40 TS) Vacant Buildings in Town – The ANR is done, they have a salable lot on Gleason Court (Old Grammar School), and they have a draft RFP that Matt Wojcik will review. There is a potential interest in the building already who have high credibility in Massachusetts. The town can choose who purchases the building and does not have to go with the highest bidder but who is most suitable for the town. Regarding the little brown house in town, it is up to the Capital Committee to give the town the money to take that building down.
9. (1:30:55 TS) Library Board of Trustees – Matt Wojcik stated that the even though they have raised a good amount of money they still need to figure out where the rest of the funds will come from to do the work they want to do at the library.
10. (1:33:00 TS) Meeting Minutes: November 7, 2024 & November 18, 2024 – Possible votes
(1:35:50 TS) Motion to approve the November 7, 2024, meeting minutes as amended, made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

Upcoming Meetings: January 15, 2025

(1:39:50 TS) Motion to adjourn the meeting at 11:43 am made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin