

BUILDING FACILITIES CONSTRUCTION COMMITTEE
WEDNESDAY, JANUARY 15, 2025
RESOURCE ROOM

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

Absent: Fred Fontaine

Shirley Mosczynski called the meeting to order at 10:04 pm.

1. (1:00 TS) Draft 2024 Annual Report – Possible votes
The committee discussed additions and changes they would like to see on the annual report like adding the forming of the Stormwater Management Committee and the Municipal backup generator project language.
(6:00 TS) Motion to approve the 2024 annual report with the corrections made by Linda Brown, 2nd by Bob Werme. All members voted in favor.
2. (6:30 TS) Highway Building Project
Matt Wojcik went over the Town's Wetland scientist report that was issued on his findings, and the one outstanding issue is the dam safety report. There was discussion on which way to proceed with getting the inspection done.
3. (11:00 TS) Recommendations to the BOS regarding restrictions to place on the sale of the Old Grammar School at 11 Gleason Court – Discussion
Rebecca Lavallee with the Historical Commission & Matt Wojcik discussed the bidding process and that the restrictions are listed in the bid documents. Mr. Wojcik feels the most important thing with the building is not to change the dimensions of the building like the size of doors and windows. Rebecca Lavallee stated that Douglas does not have any local Historic districts (the most restrictive) but it does have National Historic items and she went over the things in town that are currently on the National Historic Register (this has no restrictions on properties) and the Old Grammar School is not on the National Historic Register. The Historic Commission would agree with Mr. Wojcik that they would like to see the integrity of the outside the building to stay while updating items to flow with the historic look. They discussed the options of the desired use restrictions of the building. Mr. Wojcik will write up the guidelines discussed for the committee to review and vote on at the next meeting.
4. Administrative report on projects in progress:
 - a. (39:40 TS) Status of oil spill – This project is ongoing, the issue is moving and circulating the air
 - b. (40:00 TS) Green Communities – The grant was submitted but they have not heard back yet. They did get funding for LED lighting for the Municipal building and the Post Office.
 - c. (40:25 TS) Municipal Main Roof Replacement – This project has been closed as of this week.
(40:40 TS) Motion to remove the Municipal main roof replacement from the agenda, made by Linda Brown, 2nd by Ray Clontz. The vote passed unanimously.
 - d. (41:00 TS) Municipal Fire Alarm – Matt Wojcik is going to approach this with the Capital Committee and see where it comes out and it will be a two-step process with design and actual project.
 - e. (42:30 TS) Fire Station Upgrade/HVAC (Generator/Electrical) – At the last meeting Mr. Wojcik stated that they rejected all the bids as they were all over budget by

almost \$300k. He is suggesting going out to bid for the electrical work only and maybe the interior construction.

- f. (50:30 TS) Vacant Buildings in Town – There is not update
- g. (50:45 TS) Library Board of Trustees – No new update, Mr. Wojcik advised the Library Director to advise his trustees to keep raising funds and setting expectations of what things cost.

5. (51:15 TS) ARPA Funding and Qualification Discussion – Possible votes
This can be removed from the agenda because all funds have been obligated as of December 31, 2024.
(52:30 TS) Motion to remove ARPA funding from the agenda made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

6. (53:00 TS) Open session for topics not reasonably anticipated 48 hours in advance of meeting.
Matt Wojcik would like to add to the future agenda for discussion regarding a conversation with an entity in Uxbridge that might be locating a so-called digester, which is a big fermentation tank that takes waste products from restaurants and other organics and produces natural gas. The natural gas would tie into the Tennessee pipeline, and they would be loading lots of BOD and other wastewater into the Town of Douglas' wastewater system. The back and forth conversation is whether the most cost effective thing for them to do is either to pay Douglas to improve their plant as opposed to doing pre-treatment at their facility. The Town of Uxbridge would be doing all the permitting for this facility as well as purchasing the special equipment needed for our plant. Mr. Wojcik believes the Water Commissioners have complete jurisdiction over this but because this is the Building and Facilities Committee there would be some discussion about the acceptance donation and Mr. Wojcik wanted to bring it to the committees' attention for future discussion.

7. (1:00:20 TS) Meeting Minutes: November 18, 2024 & December 18, 2024 – Possible votes
(1:01:30 TS) Motion to approve the November 18, 2024, meeting minutes as amended made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.
(1:04:50 TS) Motion to approve the December 18, 2024, meeting minutes as amended made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

Upcoming Meetings: February 19, 2025 & March 19, 2025 – Possible votes

The Committee discussed setting up a walk-through of the 2nd floor of the Municipal building. Matt Benoit updated that the Stakeholder Committee has finalized their Stormwater bylaws pending some discussion between Town Council and their consultant and will likely be on this committee's next agenda.

(1:08:31 TS) Motion to adjourn the meeting at 11:13 am made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin