

BUILDING FACILITIES CONSTRUCTION COMMITTEE MEETING
WEDNESDAY October 15, 2025
RESOURCE ROOM
10:00 AM

Approved 11/18/2025

Attendance: Chair Shirley Moczynski, vice chair Linda Brown, Carol Gogolinski, Fred Fontaine, Bob Werme, Matt Wojcik Town Administrator

Shirley Moczynski called the meeting to order at 10:03 am.

BUSINESS:

1. (1:05 TS) 2026 Draft Meeting Schedule – Possible Votes

The meetings are the third Wednesdays of the month.

(1:25 TS) Motion to approve the meeting schedule for 2026, made by Linda Brown, 2nd by Fred Fontaine. The vote passed unanimously.

2. (2:10 TS) Administration report on projects in progress:

A. 11 GLEASON COURT (Old Grammar School)

Matt Wojcik updated that they had three redevelopment groups do the mandatory walk through with 4 people with each group. Mr. Wojcik feels that they will get good proposals from all, and one he knows is age restricted section 8 housing. They will open any packages they receive at noon on October 29.

B. (6:40 TS) HIGHWAY BUILDING PROJECT

Matt Wojcik gave a back history of the property corner of the Fire Department ownership and back properties and the easement. He went over who owns what parcels in that area of the fire station and the highway barn, and the town now owns from the corner to the highway barn property. As of yesterday, he has asked Weston and Sampson to keep the salt barn and the green building and plan to tear down the cinder block and wooden structure in the front that is too small. They discussed the details of the project with getting power to the buildings and easements, etc. and that the town will be moving the power lines, where they need them to be. At the next meeting, Mr. Wojcik will have a map and some exhibits for the members to review about the project.

C. (30:10 TS) STATUS OF OIL SPILL – NO UPDATE

D. (30:40 TS) GREEN COMMUNITIES

John Charbonneau is away on vacation, but Matt Wojcik stated that he believes that based on the grants the town has been awarded the town's limit is higher than Mr. Charbonneau last reported to the committee on what they can apply for.

E. (32:15 TS) MUNICIPAL FIRE ALARM - NO UPDATE

F. (32:30 TS) FIRE STATION UPGRADE/HVAC (Generator/Electrical)

In the past Town Meeting has, approved Capital budget funds for electrical and HVAC for the fire station and those funds were supplements with the American Rescue Plan Act (ARPA). When this went out to bid the filed subcontractors came in at or below budget, but the general contractor came in way over budget and the Inspector General would not allow the town to award pieces of the contract and had to award the entire contract, so Mr. Wojcik had to reject all the bids. The ARPA funds were going to expire

so the Select Board voted to move the ARPA funds to the Depot Street project. Mr. Wojcik went over the project and the article for Town Meeting and the roof project being done.

G. (37:45 TS) LIBRARY – BOARD OF TRUSTEES – NO UPDATE

H. (38:50 TS) VACANT BUILDINGS IN TOWN

- a. 5 Cottage St – Old Fire Station – No new update to report, Mr. Wojcik will mention it to Adam Furno again to see what can be done with the building before winter.
- b. 104 Main St – Old Buckeye Pipeline – there is an article for this demolition
- c. 19 Main St – Brown Building – there is an article for this demolition
- d. 21 Main St – Center School/Old VFW – No new update to report

I. (39:50 TS) DEMOLITION OF VACANT BUILDINGS

Matt Wojcik stated that there are 3 articles on the Fall Special Town Meeting Warrant for demolition listed below.

- a. 103 Shore Road – there has been more than a decade worth of litigation on this matter and there has been an order to demolish this building for about seven years now that was not enforced and now there is no more appeals. The budget for this demolition is \$50k.
- b. 104 Main Street – Old Buckeye Pipeline, \$200k budget for this demolition.
- c. 19 Main Street – Brown Building the budget for demolition on this is \$50k.

MINUTES: August 20, 2025 – Possible Votes

UPCOMING /MEETINGS: November 19, 2025 & December 17, 2025 - Possible Votes

- 3. (53:50 TS) Open Session for Topics not reasonably anticipated 48 Hours in advance of meeting.
- 4. **(55:20 TS) MINUTES:** August 20, 2025 – Possible Votes
(56:45 TS) Motion to approve the August 20, 2025, meeting minutes as amended, made by Linda Brown, 2nd by Bob Werme. The vote passed unanimously.

UPCOMING /MEETINGS: November 19, 2025 & December 17, 2025 - Possible Votes

(57:40 TS) Motion to adjourn the meeting at 11:01 am, made by Linda Brown, 2nd by Carol Gogolinski. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin