

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, June 5, 2018, 7:00 p.m.
Town Building, Board of Selectman Room

Attendees:

PMBC Members:	Eric Sheffels, Brian Chase, Patrick Rowe, Michael Gitten, James Riley
Council on Aging:	William Sterling, Jean Milburn
High School Fields/Stadium:	Jeanne Downs
Loker Recreation Field:	Asa Foster
Loker Windows & Doors:	Jeanne Downs
Ex Officio:	Ben Keefe
Guests:	Cassidy Chroust, Brandon Kunkel, Lynn Stapleton, Tom Sciacca, Linda Segal, Brud Wright, Tom Maglione, John Sax

Meeting called to order at 7:02 p.m. by James Riley who stated that WayCam is recording this meeting.

Public Comment

Tom Sciacca submitted documents disputing some findings and assumptions by Weston & Sampson relating to bacteria hits at the Happy Hollow wells, ground water flow, and monitoring wells. He also addressed temperature issues of turf fields from mid-May to mid-September. Mr. Sciacca believes there are issues relating to ground up tires that were not presented to the Committee. These documents will be posted online at PMBC website.

Tom Maglione supports a natural grass field at Loker since irrigation is available and would be better for drainage. He also suggested siting the field at the old DPW location.

Linda Segal, circulated a copy of the November 13, 2017, Board of Health minutes that discussed including the BOH in turf decisions. She encouraged the PMBC to consult with the BOH in the design process of turf fields. She also asked that the Committee to carefully review the traffic study.

John Sax, Willow Brook, questioned the sampling of the traffic study. He believes some issues were not covered in the traffic report and still need to be addressed.

Brud Wright noted that the Town Meeting specifically voted for an artificial turf field at Loker and that the BOH had been included in the process and had been invited to meetings.

Council on Aging and Community Center – Project Update

Ben reported that Bill Sterling gave a presentation to the Board of Selectman last night. Bill is concerned with the pace of the project. Ben stated the CoA/CC and the Energy Committee are working on language to include in the advertisement for the OPM. Today, the BOS gave Ben permission to proceed with flagging the wetlands. He needs to give Twenty Wayland 24 hrs. notice before proceeding. Eric

recommended running the advertisements for the OPM and Architect in parallel to speed the project along.

Stone's Bridge Restoration – Project Update

Stone's Bridge has been re-advertised and bids are expected to open on June 28th. The only change since last time is that we now have the Order of Conditions in hand. The project will be awarded in June/July and expected to start in August and September at low water.

Library Project – Project Update and possible invoice

Ben stated there is one invoice that still has not been approved. Ben will get the final accounting.

High School Athletic Fields and Stadium Renovations – Update

Brandon Kunkel stated W & S is one week away from submitting the final design development and cost estimate package. He then discussed the realignment of the tennis and basketball courts. There will be 6 tennis courts and 3 will be lighted. Conduits for future lighting should be considered. Low level lighting, sensors and timers were discussed. Members would like a small fence around the basketball courts. Access to the courts has been moved from Old Connecticut Path to the main access road to the High School. Members agreed to the safety aspects of this change. The DPW is responsible for plantings and will need to be informed of the new plantings. Low maintenance, drought resistance plantings are planned.

W & S met with Geoff Larsen, the Building Commissioner, and Julia Junghanns, Director of Public Health to review the restroom code. They reviewed W & S analysis of the code and are in agreement with it. Julia is meeting with the BOH for formal approval on June 11th. A submission to the State Plumbing board for a variance is anticipated to go out June 12th. To augment what already exists, there will be a building with 5 new female water closets and one lavatory along with one male urinal and one lavatory. Members recommended that more urinals be considered to what is proposed.

Members reviewed infill options and storm water issues. Members addressed W & S previous presentation. In response to concerns about the temperature turf fields can obtain, the athletic director stated there are safety policies in place that suspend activities during such conditions. Members discussed and requested options to minimize run off, particularly zinc. Cost estimates will be prepared by W & S. The Conservation Commission, Water Department (DPW), and Board of Health will be invited to attend a PMBC relating to these issues. The design intent is to meet State and Town regulations and go beyond to design for a 100 year storm. W & S will meet with the Conservation Commission on July 12th. A neighborhood meeting will be held on June 20th at the High School.

Loker Recreation Field - Update

Brandon gave a follow-up on the Loker public meeting on May 23rd. A site walk with residents will be set at a future date, preferably before school is out. W & S referred to the May 11, 2018 Traffic Report. Members reviewed and questioned the study, concentrating on Figure 7, peak hour traffic volumes. The traffic engineer will be asked to a meeting with a visual presentation and more context. John Sax believes the study is flawed and requested another study. Linda Segal suggested a practice run to determine the traffic impact and asked what the programs are intended for the field. Asa Foster will prepare an estimated programming document. Pedestrian access was also discussed. School buses will not be using this site.

The most up-to-date lighting will be used. There will be zero foot candles within 40' of the field in all directions. Additional lights will be added to the parking lot and the driveway going up to the field.

In addition to meeting State and Town regulations, the site will be designed for a 100 year flood. Pre- and post-storm water discharge cannot be increased. Environmental improvements will include removing excess pavement and replacing invasive species with native plantings. Technical drawings will be presented to the Town next week on June 15th. Permitting is scheduled in mid-July.

Meeting placeholders will be sent out for design development review on June 21 and an all board meeting on June 26. The next PMBC meetings will be on July 10 and July 31.

Loker Windows and Doors – Update

Ben stated the window mock-up will be in tomorrow. The submittals are in and everything is on track. The OPM will be on site 5 days week. Work begins as soon as school is over.

Approval of Minutes

Members reviewed the May 22, 2018 minutes.

Motion made by Eric Sheffels, seconded by Brian Chase, to approve the minutes of May 22, 2018 and approved with a vote of 6-0-0.

Members' Concern

None

Other business not reasonably anticipated by the Chair 48 hours prior to meeting.

None

Adjourn

Motion to adjourn made by Brian Chase, seconded by Eric Sheffels, and approved with a vote of 6-0-0.

Meeting adjourned at 10:02 p.m.