

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, March 20, 2018, 7:00 p.m.
Town Building, Board of Selectman Room

Attendees:

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

Meeting called to order at 7:00 p.m. by James Riley, who stated the meeting was being video-recorded by WayCAM.

Public Comment

Linda Segal suggested that PMBC members review the comments from residents at the March 5th Recreation Commission meeting that highlights their concerns about the Loker project. John Sax, President of the Condominium Association at Willow Brook, spoke to two issues that he feels are not being addressed and that will adversely affect property values: drainage and traffic. Tom Maglione reiterated the concern about traffic and the perceived lack of notification concerning this project.

Library Project Update

Ben reported that Aida vetted the library mailers with the State's Ethics Commission and the Office of Campaign Finance. The informational pamphlets were approved for distribution and will be funded from the remaining feasibility study funds.

High School Athletic Fields and Stadium Renovations - Project-Update

Gene handed out an agenda, cost estimates, and illustrations. Brandon gave an overview of phase 1 and phase 2 concentrating on the changes that members recommended at the last meeting. The square footage of pavement has been drastically reduced. The footprint has been reduced and shifted so that the track and stadium are farther away from the wetlands and the Sudbury River. W & S has ordered the ground topographical detailed surveys. Buffer wells, circulation, fencing, and storage were discussed. The current strategy for restrooms is to request a variance indicating that restrooms are available in the Field House. Portable toilets can be brought in for large events. A variance has been drafted and once coordinated with the Town's plumber and building inspector, it will be forwarded to the State's Plumbing Board. Members requested that W & S provide an estimate for constructing a restroom, plus or minus 20%, and that they research the probability of receiving a successful variance.

The School Committee voted to use synthetic turf. Members reviewed a W & S handout of synthetic turf field infill options along with a map of Dual Country League members using synthetic turf. An escalation factor of 5% is proposed with a 10% contingency. Salvage percentages and demolition costs were questioned. The OPM recommended bid and construction schedules that are most economical. This is currently thought to be bidding as combined projects Sep/Oct of 2018 with construction to begin in the spring of 2019. The School Committee has met with the Conservation Commission. Jeanne will forward ConCom concerns to the PMBC.

Tom Sciacca discussed potential harmful effects that may impact the wells. He stated there were bacteria pathogen hits on the wells in 2011, 2012 and 2013 until the DPW installed a new chemical injection facility at the Happy Hollow well. Members discussed possible drainage options to reduce any leeching impact if required.

Loker Recreation Field - Project-Update

Gene reviewed the updated plan. Brandon stated the only design changes since last time are the parking lot which now has 61 spaces and a realignment of the entry way. The parking lot is now farther away from resource areas. Ledge was found at 5' and 7' and follows the terrain. Lighting options were discussed emphasizing field requirements and the impact on neighbors. Test pitting is scheduled for tomorrow. Gene discussed borings samples taken at five locations. Results are below reportable levels. Testing was negative for herbicides and pesticides. Patrick asked if a traffic study has been done. Gene said a traffic engineer will conduct a study. Linda Segal raised the issue of a drainage easement on the property.

Loker Window and Door Project - Update and Approve invoice

Ben reported that the doors and windows have been released. However, the door hardware was sent back as they didn't fit our cores. Ben asked about reusing our hardware.

Members reviewed Strategic Building Solutions, Invoice #20540, dated 2/28/18 for professional services.

Motion made by Brian Chase, seconded by James Riley, to approve Strategic Building Solutions, Invoice #20540, for \$2,995.50 and approved with a vote of 7-0-0.

Council on Aging and Community Center – Project Update

Bill Sterling reported meeting with boards and has received support from the Board of Selectmen, Finance Committee, Planning Board, Board of Health, Economic Development Committee, Energy and Climate Committee, Recreation Commission and Council on Aging. He stated a grant application is in to the State for design money grant which will be voted on after Town Meeting. There is energy design money available if the project embraces the net zero energy approach. He will apply for CPC funds for trails and outdoor amenities. He is determining how much money is left from the previous study that could be applied to the new design study.

Approval of Minutes

Members reviewed the minutes of February 27, 2018.

Motion made by Brian Chase, seconded by James Riley, to approve the minutes of February 27, 2018 with minor administrative edits, and approved with a vote of 7-0-0.

Members' Concerns

The next meeting is rescheduled from March 26th to Wednesday, March 28th.

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

None

Adjourn

Motion to adjourn made by James Riley, seconded by Brian Chase, and approved with a vote of 7-0-0

Meeting adjourned at 10:14 p.m.

DRAFT