

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Thursday, June 21, 2018, 7:00 p.m.
Town Building, Board of Selectman Room

Attendees:

PMBC Members:	Brian Chase, James Riley, Michael Gitten
High School Fields/Stadium:	Jeanne Downs, Michael Hoyle
Ex Officio:	Ben Keefe
Guests:	Cassidy Chroust, Brandon Kunkel, Tom Sciacca, Linda Segal, Brud Wright, Heath Rollins

Meeting called to order by James Riley who stated that WayCam is recording this meeting. Jim stated that the meeting is to review the progress updates of the design documents and the cost estimates for the High School and the Loker Recreation Field.

Public Comment

Linda Segal announced the neighborhood site meeting is this Saturday.

High School Athletic Fields and Stadium Renovations – Detailed review of Design Documents and Project Estimates

Weston and Sampson handed out the design documents and cost estimates for review. W & S considers this as one project with two sites, but can be broken out at any time. Bids for Chapter 149 and Chapter 30 must be separate.

Soil management is addressed under Town Bylaw Section 198-504. Future power needs were discussed in addition to power for the concession stand, storage area, and press box. The concession stand's site is located because of its close proximity to water and sewer. Fencing, signage and the flow of pedestrians were reviewed. Low maintenance evergreens will be planted. Visibility for drivers was addressed. Flexible lighting with remote controls and timers will be used. A utility closet for the bathrooms was raised.

Jim asked W & S to look at the discrepancy of listing 18" perimeter drainage pipes in the drawings but 12" pipes in the cost estimate. The epm liner cost was also questioned. Irrigation for the softball field was reviewed. The storm water design is about 95% complete. Jeanne asked for an estimate to add lighting to the practice fields as school times may be altered.

The cost has increased about 25% due to the two added buildings and tariff costs. W & S will go to the user groups for advice and then come up with a reconciliation for the next meeting. Bids should go out in September.

Ben reported on two issues resulting from last night's meeting. One is lighting and the other is work hours. One neighbor wants no lighting on the tennis courts as it will attract users. Work hours are normally from 7:00 a.m. to 4:00 p.m. Access to the pool during construction and parking for contractors' cars need to be considered.

Loker Recreation Field – Update

Trees are being flagged under the Town Land Disturbance By-law. A report cataloging all the trees should be ready by next week. Discussion ensued about siting. W & S is scheduling meetings with the Planning Board and the Conservation Commission.

Costs for the lighting foundations will depend on what kind of ledge the engineers encounter. If it is good ledge, footings can be pinned to it. If not, the ledge would need to be removed. The ledge is about 5' deep. Mike said the specifications should incorporate soil management for a MCP site. The 4' fence was reviewed.

Questions from the public concerned portable toilets, lighting along the pathway and the parking area. Brud Wright stated that the usual location for toilets is at the parking lot. W & S acknowledged there will be shadows along the pathway. A storage shed was discussed.

Jim questioned the concrete drainage manholes and infiltration strategy. Resetting of the catch basin off Comm. Ave. wasn't in the cost estimate. Water flow will be connected to the existing on site drainage system.

Because there will be 3 articles presented at Town Meeting, Ben stated the need for separate prices for the 3 projects.

The next meeting will address infill and well head protection.

Approval of Minutes

No minutes at this time.

Members' Concern

None

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 5-0-0.

Meeting adjourned at 8:56 p.m.