

Municipal Building Committee Meeting Minutes

June 12, 2009

Town Offices

Hartwell Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Michael Maljanian, Christopher Rucho, Allen Phillips, Valmore Pruneau, Steven Quist, Greg Zarkarian

Members Absent:

Michael Vignaly James Dugan, Roger Hall

Guests:

Leon Gaumond, Matthew P. Colangelo, Mark Brodeur

The meeting convened at 7:00pm

Approval of last meeting minutes:

Sufficient copies of the April 8, 2009 MBC meetings were not available at this time. The meeting minutes of April 8, 2009 will be reviewed at the next MBC meeting.

Announcement – New member from Finance Committee:

The Board of Selectmen authorized the expansion of the Municipal Building Committee by 1 person who shall be a member of the Finance Committee. Greg Zarkarian will be joining the MBC.

Progress on 150 Hartwell Street:

Mark Brodeur, Building Inspector and Zoning Enforcement Officer, reviewed the existing 150 Hartwell Street's plot plan and floor layout with the MBC.

Comments that were noted;

- The building has adequate egress.
- Slab is 5-inches thick and will support DPW uses.
- A second curb cut is recommended to tie into the Shrewsbury Street sewer to support the needed additional bathrooms.
- The building has adequate space to support the Town Hall, DWP, Council on Aging and possibly another town department.
- There are wetland areas present, however, they are far enough away and should not be a problem.
- Adequate existing sprinkler system, save on insurance rate.
- A 2hr fire wall is required as a barrier between the office space and the DPW areas.
- The roof is in good condition and there are no signs of leaks.
- The entire building is sprinkled, heated and air conditioned.
- The existing second floor flooring is rated for 100 pounds per square foot which is adequate for additional office space.
- The Council on Aging (COA) area would be approximately ²³⁰⁰~~3600~~ square feet.
- A fuel berm at the 2hr firewall separating the office area from a vehicle parking area is not required.
- Existing area parking may be adequate however additional parking may be required for the COA

- A policy to keep DPW traffic from COA foot traffic will be required.
- Office space is approximately 8200 square feet on each floor.
- Test borings and a full code review would be required at the site.
- Voting space could be available in the DPW area if needed.
- Ventilation improvements are necessary in the proposed COA area and 2nd floor.
- DPW area will require an exhaust system in the vehicle areas.
- A specific maintenance program is recommended.

Related issues discussed regarding 150 Hartwell Street:

- The salt shed could be located at another site or kept at its present location.
- The MBC thought the gas pumps would be better left where they presently are.
- Waste oil collection tanks kept where they are.
- Tidy up the current areas behind the DPW and salt shed areas.

J. Colangelo & Son, Inc. proposal:

A budgetary proposal was developed by J. Colangelo & Son, Inc. to renovate 150 Hartwell Street. Three options were provided. The proposal is attached to these minutes.

An action items list was developed. These action items are to be completed prior to the next MBC.

- Obtain budgetary pricing on the following:
 - o DPW exhaust system for vehicle areas – Fire Chief
 - o Site work, parking areas COA and DPW –Walter Roth
 - o Salt Shed –Mark Brodeur
 - o Tidy up existing DPW area – Mark Brodeur, Kevin McCormick, John Westerling.
 - o Moving expenses – Leon Gaumond
 - o Vault – Mark Brodeur
 - o Demolition of Mixer Building – Leon Gaumond
 - o Gas trap and floor drains - Mark Brodeur
 - o Maintenance costs for building – TBD

Old Image Press Building:

The MBC has been informed the Old Image Press Building is available for lease. The MBC decided to not pursue this option at this time.

Other Business:

None

Next Meeting:

June 24, 2009, 7pm

Adjournment:

Motion: Allen Philips motioned to adjourn the meeting. Valmore Pruneau seconded, no discussion, voted all in favor. The meeting adjourned at 8:15pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved: 