

OPM Steering Committee

October 22, 2020 at 6 p.m. via Zoom

OPM Steering Committee Present: Jim Ayres, Kim Boas, Brenda Lessard, Jean O’Neil, Paul Wetzel

Absent: Daniel Bonham, Jason Connell, Denise Wickland

Others: Kevin Chrobak (architect – Juster Pope Frazier), Rob Todisco (P3), William Sayre (Select Board), David Mathers (Selectboard), Charlene Nardi (Town Administrator)

The meeting was called to order at 6:07 p.m.

Jim Ayres summarized the informal meeting, he, Kevin Chrobak, Rob Todisco, and Berkshire Design had with two members of the Conservation Commission. The purpose of the meeting was to get feedback on the proposal for addressing wetland and storm management issues with an additional building on the James site (16 Main Street). Overall, the two Commissioners were receptive to the mitigation options and it was an informative dialogue. Everyone agreed that there are issues and that it was complicated but if the numbers can be met, the Conservation Commission members felt that it could be worked through. As a next step, it was suggested that a representation of the OPM Steering Committee, OPM, and architect meet again this time with the full Conservation Commission at its November 12th meeting and the Conservation Commission Chair will invite Mark Stinson from DEP. The meeting will provide an opportunity to get feedback directly from DEP before the OPM Steering Committee gets too far down the path of a scenario that may not be doable. The Committee wants to get out in front of any issues that the Conservation Commission may see with any of the three scenarios.

Kevin Chrobak reviewed a test fit of a new PSC building sited on top of where the James building sits now. The Committee discussed the benefits and challenges of moving it to that location, pushing it more out of the 100 foot riparian zone, the opportunity for more green space, impact on parking, the benefit of less impervious surface, an opportunity to get to “net-zero” on wetland mitigation, the building facing the same as the James is today, and how the siting impacts the presence of the building in the center. It was noted that the siting of the building needs to make sure that it doesn’t impact the driveway. The trucks must be able to get out easily and quickly and be designed to reduce the difficulty of getting trucks back in the building. Estimated cost is \$750,000 to \$850,000 (\$500,000 for hazard mitigation, \$250,000 to \$300,000 taking down the building) for removing the James building. This is an additional cost to the project.

Rob Todisco and Kevin Chrobak reviewed the estimated costs of each of the three scenarios. The Committee members felt that in addition to those costs, clear costs associated with keeping and including the James needed to be included – even if only as notes underneath the side by side comparisons. It was noted that any work to the James would be a separate project and bid separately. There is an expectation as with any renovation that there could be many change

orders. There is a large contingency in the cost to cover the unexpected which is common for renovations of old buildings. The Committee feels strongly that if the Community wishes to keep the James building, they have to know the monetary investment that will be required to keep that building. It needs a minimum amount of work that must be done soon, and then other work that must be done to make it usable. They want the community to be informed to be able to have this discussion. In addition to the monetary costs, members wanted to generate a list of pros and cons with each (green space, room for a park, challenges to mitigate wetlands...)

Timeline:

Ideally a Special Town Meeting in late February 2021 with a Debt Exclusion all day vote in March 2021 is the target in order for us to put a bid out for construction in September 2021. Architect Kevin Chrobak will build a schedule based on this timeline. This would allow construction would be in full swing come spring 2022.

The Committee discussed outreach that needs to happen prior to any Special Town Meeting to inform the community on the three options. The Committee would then need to bring back the community feedback, discuss that feedback and decide which scenario to recommend the town move forward with.

The next meeting will be to determine how to proceed communicating with the Community between now and January.

The Committee moved (J. O. / B.L.) and voted unanimously to approve the October 1, 2020 minutes.

Next meeting is October 29 at 6 p.m.

The meeting adjourned at 7:35 p.m.