

**Sharon Standing Building Committee
Sharon Town Hall
90 South Main Street
Sharon, Massachusetts 02067**

**SSBC Meeting Minutes
4/16/19**

SSBC Members

Gordon Gladstone, Chair	Marty Richards	Colleen Tuck
Deb Benjamin, Vice Chair	Richard Slater	Sara Winthrop
Matt Grosshandler	Steve Smith	
Rick Rice absent	Roger Thibault	Matthew Baldassari (TH)

SSBC Attendees and Others

Joe Sullivan - DPI	Lee Ann Amend - Library
Kim Joyce - Colantonio	Bob Levin - Library
Kevin Paton - BKA	R. Drayton Fair - Architect
Cheryl Weinstein - Library	John Sayre-Scibona - OPM
John Hobson - Colantonio	Dave Martin - Historical Commission

Administration

- The meeting of the SSBC was called to order by Chair Gladstone at 6:53 PM at the Public Safety Building.
- Future scheduled meetings: 4/30, 5/14, 5/28, 6/11, 6/25

Public Safety

- Chair Gladstone stated that this project was \$1,362,000 under budget after we set aside \$150,000 in the budget to complete the heating issues. Chair Gladstone commented he would like to return \$400,000 from this project to be used as the Town determined. Ms. Benjamin moved and Mr. Slater seconded the motion to authorize the release of \$400,000 out of the savings from the Public Safety Project Building. The Committee voted unanimously in favor of approval.
- Chair Gladstone said there is an ongoing question about extended warranties. Certain items cannot be tested until next winter. Joe Sullivan will prepare a schedule of vendors to extend warranties. We will incur some legal costs for them to agree to extend warranties as he feels that the repairs are due to errors and omissions. He believes approximately 33% should be covered by others.

Town Hall

- John Hobson will replace Kim Joyce as project manager. He is highly recommended by Daedalus, Colantonio and Ms. Winthrop.
- Change Order #5 was voted by the subcommittee in the amount of \$18,399.84. Ms. Benjamin moved and Mr. Smith seconded the motion to approve change order #5 in the amount of \$18,399.83. All voted unanimously in favor of approval.

- Ms. Joyce commented that they are taping the second floor and the framing inspection of the first floor will be occurring. This week they continued to shingle the siding and did bead boarding at the porches. Next week drywall will be installed on the first floor.
- Ms. Joyce said the window retest was good. They are concerned that the first test was not of value because the window installation was not complete. Mr. Sullivan will talk to the testing site as it was done under inappropriate conditions.
- Mr. Paton said DPI has the furniture requirements to submit. It will be advertised next week and the bids are due back within 4 weeks. We are 5 weeks out.
- Ms. Benjamin moved and Ms. Winthrop seconded the motion to approve the invoice for Columbia Gas in the amount of \$7,302.23. This is the required deposit to bring gas service to the building. All voted unanimously in favor of approval.

Library

- Mr. Fair stated he heard the design changes requested by the Historical Commission, SSBC, library and Mr. Turkington and provided some updated options for the Committee to review. He reviewed how the design came to where we are today.
- The library paid for Tom Houston to prepare a traffic study.
- Chair Gladstone said that traffic and roads are the responsibility of others (BOS and DPW).
- Mr. Smith said we are not ready to proceed until the project is approved. We do not have a budget in the project to study anything further. We need to understand how to enter and exit the site and traffic flow on the site and actively engage with DPW and Police.
- Mr. Slater is concerned about safety and said we cannot ignore it because it will affect the way people vote.
- Chair Gladstone commented that we are dealing with the design and cannot address the other issues until the project is approved
- Ms. Tuck suggested that parking, street, and traffic issues are addressed at the Town Meeting to assure others that the project team is aware and will work in good faith to address the issues.
- The Trustees understand that they need BOS/DPW/Traffic Engineer input for the presentation related to what will happen in the neighborhood off the site.
- Dave Martin, Vice Chair of the Historic Commission stated he will bring back the new drawings to the HC and they will have a special meeting to review and discuss.
- Mr. Fair commented that all designs address the issues that were brought up by the Historical Commission.
- Resident at 15 Pleasant Street commented that the renderings should reflect the slopes of the existing land. Mr. Fair said he will adjust the renderings to match the site.

- Ruth Beckerman Rodeau of 17 School Street commented that the Historical Commission has no legal jurisdiction and that abutters should be asked about changes to see what they prefer.
- Chair Gladstone said the goal is to build a building not start a jurisdictional battle. He would like to reach a compromise and let the building go forward.
- The landscaping budget is approximately \$70,000 for trees, grass and loam.
- Peter Salisbury of 27 Pleasant Street commented that he is an abutter and is frustrated with the process, and the safety of the abutters. He feels neglected.
- Melissa Fraser of 36 Pleasant Street commented that she would like the renderings to show the houses in the neighborhood against the library for size comparison and to other buildings around it.
- Bob Levin from the Library Board of Trustees commented that the need for a new library has been studied for 20 years. The Town needs a new library and the building meets the needs of the Town which is most important to the library board.
- Blaine Sadler of 10 School Street expressed concern about light pollution, ambient light and landscaping and asked for there to be abutter representation on the committee.
- Ruth Freeman of 66 North Main Street said she is concerned with light pollution, she wants to be heard and is in favor of a new library. She wants the cost for the traffic changes to be included in the project.
- Chair Gladstone commented that the architect can design to the project budget. There will be a 1.6-million-dollar contingency. He stated the land needs to be leveled.

Minutes

Ms. Tuck moved and Ms. Benjamin seconded the motion to approve the 4/2/19 minutes. All voted unanimously in favor of approval. Mr. Smith and Mr. Thibault abstained.

Invoices

Ms. Benjamin moved and Mr. Smith seconded the motion to approve all invoices. The Committee voted unanimously in favor of approval.

Town Hall

Colantonio \$7,303.23

Public Safety

Anderson Electrical Contractors \$6,651.44

Adjournment

Through unanimous consent, the meeting adjourned at 9:17 PM.

Attachments

Colantonio 4/16/19 Report

Daedalus 4/16/19 Report

Submitted:
Rachelle Levitts
Sharon Standing Building Committee

(Gordon Gladstone) Signature of Chair

Date of Acceptance