

Sharon Standing Building Committee
Zoom Meeting Minutes
DATE: October 19, 2021

SSBC Members

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|------------------------------------|--------------------------|-------------------------|
| Gordon Gladstone, Chair - present | Marty Richards - present | Colleen Tuck - present |
| Deb Benjamin, Vice Chair - present | Richard Slater - present | Sara Winthrop - present |
| Matt Grosshandler - present | Steve Smith - present | |
| Rick Rice- present | Roger Thibault - present | |

SBC Attendees and Others

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| Julie Rowe – SBC – HS | Kevin Nigro – PMA – HS - |
| Avi Shemtov – SBC – HS | Matt Gulino – PMA – HS |
| Meg Dussault - SBC | Chris Blessen – Tappe – HS - |
| Joseph Scozzaro – H S | Chris Sharkey – Tappe – HS - |
| Tony Kopacz – SPS – HS | Christian Riordan – Consigli – HS |
| Matt Baldassari – Town - present | Kristy Lyons – Consigli – HS |
| LeeAnn Amend – Library - present | Tim Ericson – Consigli – HS |
| Cheryl Weinstein-LBC - present | Kyle Raposo – Consigli – HS |
| Carolyn Weeks –LBC - present | Chandler Rudert – Consigli –HS - |
| Emily Burke – SHS, SBC | Drayton Fair – LLB – Library - present |
| Chris Jankun – PMA - | Jeff Porter – LLB – Library |
| Michael Stickney LLB | John Sayre Scibona – Design Technique – Library -present |
| Chris Carroll – PMA – HS | Kevin Monkiewitz – Design Technique – Library |
| Peter Botelho – Superintendent | Brian Winner, Library Counsel -- present |
| Jim DeVellis – Civil Engineer Library - present | Dick Gelerman – ZBA Counsel - present |

1. ADMINISTRATION

The Chair read script from Town Administrators Office regarding the remote meeting. The meeting opened at 6:30 PM with a roll call acknowledgement of all SSBC members in attendance. Library Trustees did same.

2. LIBRARY PROJECT

Chair explained purpose of meeting is follow up from October 13, 2021, ZBA Chair, Joe Garber, asked if SSBC would be amenable to moving building 10 feet closer to N Main St. no alterations to the building, no movement of building north or south. Seemed a change with which SSBC could live. This is discussion for tonight's meeting. Mr. Garber, and other ZBA members have draft of Special Conditions drawn up by their representative. ZBA has special meeting tomorrow at 5 PM. SSBC has meeting following ZBA at 7:30 PM, Library Trustee members can join and participate with SSBC, but they had an already pre-posted meeting for tomorrow night same time.

Mr. Winner, attorney for the Library Trustees, explained the purpose of tonight's meeting is to review the suggested concepts as articulated by ZBA in "Sharon Library -- Draft Special Conditions" document, and obtain enough feedback so he can report results to ZBA and present a redline version or a new version of draft conditions.

General

1.1 – 1.3 The "Developer" will be changed to the "applicant". Members expressed disagreement with language around

possibility of project triggering an ENF. Mr. DeVellis suggested striking this unless someone at ZBA can explain it. Concern from members, should have known yesterday if it was required. Needs to be immediately identified if this possibly has any ENF triggers. Several members prefer striking it. Accepting state funding is one trigger and second trigger is water, sewer, traffic that James DeVellis, PE doesn't see in there. North Main Street is Route 27, so state route. Town engineer may have authority to opine on Rt 27. Two counsels so counsel for the ZBA may want to insist rather than strike it. Just a statement of law per Mr. Winner. Leave it in per Mr. Gelerman.

Construction Phase Responsibilities and Mitigation

2.1 Discussion about 2.1 being stricken. Seems part of construction project, boards want to ensure that it was created, has been filed and is done. Variance procedure is unusual situation. SSBC questioning whether anyone has had to submit to ZBA other than application.

Mr. Gelerman noted SSBC is seeking relief under Dover Amendment. So ZBA has to balance municipal interest against the project. Members concerned of subsequent reviews by ZBA. Ms. Weinstein asked if SHS project variances triggered anything like this?

Term will be changed to construction "management" plan per Mr. Gelerman. Says ZBA will either approve it or comment on it. If there is something in there that one of the department heads doesn't like, SSBC doesn't want to be in position as a committee to be approving, but rather submitting for record. Strike out board approval items and say that the plan shall address all aspects of construction for review and comment of the ZBA.

3.2, 3.3, and 3.4 Drayton Fair pointed out that what was discussed last week was moving the building 10 feet and not these other items. Mr. Fair's concern is they have no room on site and no more room for buffers. Mr. Gelerman said those are requests from the client and they are important.

Mr. Fair showed the specific plan to review section 3 while viewing plan as distributed with the Sharon Library __Draft Special Conditions. Moving the library 10 feet will require removal of the only tree they were planning on keeping, near North Main Street. The tree has a much better chance of survival if not encroach upon the drip line and the roots. Five feet or ten feet closer will affect the tree. Just a maple tree. Member wondered if ZBA was aware that move would mean losing the tree? The larger 16- to 20-foot tree requested is hard to find, difficult to plant, and will already be over the parking lot when installed. Mr. Fair noted that a ten-foot buffer cannot be put on the Freeman parcel side. And the School Street side already has plans for trees and bushes to highlight building and architecture, but these areas won't fit 16- to 20-foot arborvitaes. There is no room on the library's property except for on the West side if building moved toward North Main Street.

Discussion of what may be needed for article for Town Meeting and how funds would be asked for in Town Meeting.

3.5 "all sides" language will need to be tweaked because no room for plants on Freeman side.

3.6 Ms. MacArthur asked about possibility of programming at library after library is closed? See Neighborhood Concerns list for all of this hours and lighting information per Ms. Weinstein. Trustees may want a sign like in front of Middle School or Town Hall, etc. Several members expressed dissatisfaction with a sign like what is in front of new Town Hall.

3.7 Item seems to be more appropriate under traffic study. Select Board not responsible for on site.

3.8 Current compressors go to up to about 68 decibels per Drayton Fair. The 55 decibels much too low. Also Mr. Fair

doesn't know definition of "sound wall screening."

3.9 On site owners project manager representative should handle this.

3.10 Not sure of purpose as construction sign goes up at all jobs. Request striking the last two sentences about police detail and runoff.

3.11 Take out shower heads. As in the contract documents, not "the Plans," so proper language is referencing the contractual documents.

3.12 Wondering why this is the ZBA's purview?

3.13 Covers building and operation of library, not clear. Mr. Baldassari said sand/salt mix used in parking lots and ice melt on sidewalks. Will change to "per the Town guidelines for snow mitigation by DPW."

3.14 Drywell should read infiltration system

4 Blasting and Mitigation

4.1 Not sure if there will be blasting, but Mr. Fair said it is per the state requirements. State law requires 250 feet. But doesn't prohibit more if necessary. Member suggested removing radon testing. Member suggested unlikely blasting will be required. Language wanted to say contractor will conduct radon tests "in the homes identified in this survey" pre and post blasting if required.

4.1.1 Word Town out. What is appropriate insurance? Whatever they end up with will be the requirement per Mr. Gelerman.

Back on Blasting 4.1 this is a design, build, bid job. A contractor won't know if there will be blasting or not. Could end up as a change order for every aspect of this. If it's an OOC general contractor's responsibility will have to be known. Changes to attorneys.

5.1 Remove item. Unlikely to let it go. Mr. Gelerman said he will take it out. These mitigations are for select board.

6.1 Change Town to contractor.

6.3 Can take it out per Mr. Gelerman

6.6 Change developer and it should read conditions, not an agreement.

John Sayre-Scibona said this should go into the project documents as part of the bid package. Mr. Fair more than enough, nothing else to address. Mr. DeVellis sent landscape plan lighting photometrics and plan that Mr. Fair had. Also will send drawing that shows impact to the tree.

Generator pad prevents 10 feet of west side near Freeman property, so technically not the "whole" west side.

ZBA will get next generation of this draft, and see the redline so they know what has changed. Mr. Winner expects ZBA will consider document and then vote. He expects ZBA will consider it and then vote to approve subject to a final decision being prepared by their counsel. They will get next generation of this draft, vote, and then a final version will be written by their counsel.

SSBC meeting at 7:30 PM tomorrow night regarding decision by ZBA.

SSBC/ZBA meeting at 5:00 PM is posted as well.

ADJOURNMENT: Meeting adjourned at 8:47 PM by consent of SSBC and Library Trustees.

Minutes approved 10-26-21