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MILLBURY, MASS.

**Town of Millbury
Shaw School Building Committee
Regular Session Digital Meeting 6:00p
Minutes**

DATE: July 1, 2020

PRESENT: Mr. Plante, Chairperson, Mrs. Nietupski, Vice Chairperson,
Mr. Myers, Superintendent, Mr. Bedard, Business Manager, Ms.
Ryan, Mr. Tarka, Mr. Pine, Mrs. Decatur, Mr. Decatur Mr. Despres,,
Mr. Halacy

T2: Peter Turowski, Libby Turowski

Hill International: David Billings, Julie Leduc

ABSENT: Mr. Kelley, Acting Town Manager, Mrs. Friedman, Mr. Wiltshire,
Mr. O'Connor, Mr. Tuccio, Mrs. Teixeira, Mr. Kuphal

LOCATION: Remote Meeting

1. Call to Order

Mr. Plante opened the meeting.

2. Approval of Minutes

Mrs. Nietupski made a motion to approve the minutes from the June 17, 2020 meeting seconded by Mrs. Boulanger. Ms. Ryan took a roll call: Mr. Myers - YES, Mr. Tarka - YES, Mr. Plante- YES, Mrs. Nietupski - YES, Mr. Despres - YES, Mr. Halacy YES, Mrs. Boulanger - YES, Mr. Decatur - YES, Mrs. Decatur- YES, Mr. Bedard - YES, Mr. Pine - YES, Ms. Ryan - YES. All approved.

3. Old Business

a. Review Site Plan Review Hearing

Mr. Turowski reviewed the Site Plan meeting. He listed the questions that were stated at the meeting. He also included responses.

1. Why was this location chosen for the new building? Are there any other feasible locations on the property? Are there issues with the proximity to the mall?

Answer: The cleared land is developable. There are significant

wetlands around the existing school site and around the entire site generally. The area to the north and east of the Elmwood Street School is a wetland, and in the floodplain. Mr. Turowski stated that Nitsch Engineering will do a better diagram to show the flagging that has been done. He stated that building elsewhere, requires cuts and fills of 30' or more and would require blasting. He stated that we looked east of the school but are concerned with classroom views over the mall. Play areas immediately adjacent to the mall. Possible loss of vegetative buffer between mall and school, utility easement restrictions. The proposed school moves play areas to the west side of the developed area, further from the mall than the current lay-out. He also stated that there would be an increase of security at the gate.

2. Is it possible to combine the Shaw and Elmwood School driveways?

Answer: Mr. Turowski stated the difference between the two school's start time and end times is more than an hour. He also stated that the connector between the two driveways would bring all traffic onto the Elmwood Site through a fire lane or driveway loop; the combined outlet onto Elmwood Street would likely decrease the level of service to "F".

Mr. Turowski stated that the only realistic location is the low spot just north of Elmwood School, an area that is predominantly wetlands. Mr. Turowski stated that the MSBA would not participate in the reimbursement of this project. Mr. Plante stated that he would ask if they had this many questions; why did they not attend the many public forums held by the Building Committee. It was stated that the Committee had not reviewed the plans prior to the meeting. Mr. Turowski stated that the Chairperson stated that he received the large file the day before the meeting and was not able to review it before the meeting. Mr. Turowski stated that the plans were sent to the Board on May 25th and they were presubmitted on May 5th.

Mr. Turowski stated that he would do traffic reports on the project.

3. Where were the boring and test pits done?

Answer: Mr. Turowski stated that 14 test pits, 21 borings and 2 observation wells were installed. Mr. Turowski reviewed the boring and test pit logs.

What are the elevations of the building slab? What are the elevations of the north? What is the groundwater elevation?

Answer: Mr. Turowski stated that the top of slab elevation is 542'-0". He stated that the Wetland Elevation is Max 533' at vegetated boundary, max 527' surface water, the groundwater elevation is B-111-OW: 2.1-2.8' and

B119-OW: 3.6 - 8.2'.

4. How is the overflow of Basins 1 and 3 being handled?

Answer: Mr. Turowski stated that the basins north of the sports field are nearing capacity, there are structures just below the top that will prevent an overflow by directing the water to a discharge south of the sports field via underground piping. Mr. Turwoski stated that NITSCH will supply a diagram.

5. How is the under-slab drainage system designed? Where does it flow?

Answer: Mr. Turowski showed a diagram depicting how the under-slab drainage system was designed. He stated that the outlets are to the west and south as part of the stormwater management system and the slab on grade is integral to concrete moisture barrier.

6. The water management for the existing building is inadequate. How is the proposed design going to keep the building and recreational sections of the site dry?

Answer: The existing building is located over a seasonal brook. There is no under-slab drainage system. The existing foundation had crystalline waterproofing admixture that may have trapped the water within the building footprint worsening the issue.

He stated the new building has a layered ground and stormwater management approach that is consistent with highest standards of standards of engineering practice.

A geotechnical engineer was consulted extensively on this matter, and the peer reviewer, Stantec reviewed the design.

7. Will the utilities (gas and water) at the adjacent mall support the new building? What is the status of the required easements?

Answer: Eversource approved the Gas Load calculations provided by Garcia Galuska DeSouse on May 28, 2020.

A water flow test was conducted by Nitsch Engineering on June 15, 2019. Fire protection and plumbing systems have been designed accordingly based on the results. A fire pump was included in the design to boost flow. This building is designed with sustainable practices in mind, and will likely consume less water than the existing building.

The gas easement will be between the Mall and Eversource, there is no Town involvement with this easement. Eversource maintains gas lines.

8. What will the vehicle flow and volume be through the Mall during construction? What is the status of the agreement with the Mall for that access?

Answer: The project OPM is working with the Mall Ownership. A draft contract has been generated and is in the process of being reviewed by all parties. Mr. Turowski stated that a traffic report will be included in the contract.

9. What will the future state of emergency access be? How will it be controlled?

Answer: Mr. Turowski stated that a 6' gate is proposing to replace the existing gate, and electronically operated with key card access which will be covered by a security camera. He stated that security contacts monitor open/close forced entry status by the school security system and a new light will maintain a low level of illumination.

A discussion took place regarding the level of security. It was stated that there have not been any issues with the gate. Mr. Myers likes the ideas of having a camera and light. It was stated that a key and gate and the police department will be alerted to security issues not the school. The access is controlled by the Police and Fire Departments.

10. What is the plan for the existing refuge pile on the northern edge of the site?

Answer: Mr. Turowski stated there are no grade changes or clearing are proposed for this area. A mature vegetation has established itself, providing a physical and visual barrier between the school and the mall.

11. Why does the building have predominantly flat roofs?

Answer: Mr. Turowski stated that during the schematic design phase the Building Committee considered sloped roofs. However, it was eliminated during the development of the project due to the cost. There was savings of \$2 million shifting to a flat roof design. The Building Committee made the decision to shift those funds to further the development of the sports field, improvements to the entrance driveway and the building program. It was stated to simplify the answer by stating that there was \$2 million savings.

12. What are the maximum heights of the sloped roofs?

Answer: Mr. Turowski stated that the T.O Stair Tower is 39' - 4 1/4", the T.W. The Classroom Sloped Roof is 36'8" and the Corridor sloped roof is 38'-9-5/8" . He stated that the grade adjacent to the foundation varies -6"

max from T.O. Level 1 Slab @ 542'-0".. Mr. Turowski stated that it was confirmed that the building falls within the Rt. 146 Overlay district, and that the height waiver is no longer needed.

13. Is the infrastructure in place to support future solar canopies in the parking lot?

Answer: Mr. Turowski stated that the infrastructure to support the solar canopies is not included in the scope of the project. He stated that it was considered earlier in the project but was ultimately eliminated due to cost of \$150K to the project. The power for the building and mall runs adjacent to the parking lot, therefore when and if canopies are installed in the future, they could be connected directly to the grid and not back fed to the school.

14. Is there sufficient snow storage for the fire lane on the west side of the proposed school?

Answer: Mr. Turowski stated that snow storage requirements are minimal for the fire lane, and adequate space has been provided on the north end of the fire lane. He also stated that additional snow storage to the south is possible for extreme storm events.

15. 417 Greenwood Street, to the north, is for sale. What is the impact on the school project?

Answer: Mr. Turowski stated that he cannot answer this question because he has no idea of the impact 417 Greenwood Street would have over the property. He stated that the site has significant slope and includes a major wetland. Mr. Billings stated that 417 Greenwood Street has no impact on the project.

Mr. Turwoski reviewed the upcoming schedule:

- July 15 - Conservation Commission Continuance
- July 16 - Building Committee Meeting - Cost Estimate Review
- July 20 - Planning Board Site Plan Review Committee
- Aug. 3 - 60% CD Submission to MSBA
- Aug. 19 - BC Meeting - Review MSBA Comments

Mr. Pine suggested adding to question 1: The selection of site description that was submitted to the MSBA. The MSBA requires a process for selecting a site. He stated that during the feasibility study that was approved by the MSBA. Mr. Pine suggested that for the upcoming Planning Board Site Review Committee the Raymond E. Shaw School Project be the only item on the agenda. Mr. Turowski stated that he would schedule a meeting with Laurie Connors Planning Board, Jennifer Nietupski,, Greg Myers, and Rick Bedard prior to July 20, 2020.

b. General Designer Updates

Mr. Turowski stated that he had nothing new to report.

4. New Business

a. Discuss Date for Public Forum

A discussion took place regarding setting a date for the Public Forum and if the Committee wants to schedule a virtual meeting. Mrs. Nietupski stated that a comment that was posted in the chat was: virtual meetings have resulted in vulgar and inappropriate behavior. Mr. Myers suggested advertising the meeting as in person and re-evaluate as the date gets closer. Mr. Bedard suggested September 16, 2020 because 60% of construction documents will be completed. He also stated that bidding will begin in January 2021. This public forum is just for community outreach; it is not required.

Mr. Turowski stated that no variances are required by the Architectural Access Board for Variances. Mr. Billings stated that he does not expect potential delays caused by safety protocols, however the cost will increase due to the safety procedures.

7. Executive Session (only if needed and permissible under MGI §CH30A 18-25)

8. Adjournment – Mrs. Nietupski made a motion to adjourn the meeting, seconded by Mr. Decatur. Nietupski. All approved by Roll Call vote.

9. Future Meetings

- July 16, 2020
- August 19, 2020

10. Future Topics

Respectfully submitted,

Donna Freitas
Executive Assistant to the Superintendent

Approved:

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Andrew Tuccio

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Gregory B. Myers

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Jennifer Nietupski

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Michael Tarka

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Rob Pine

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Stephen Decatur

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Susan M. Teixeira

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Richard G. Bedard, Jr.

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