

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 11, 2022
TIME: 9:20 AM

DPW/BPD Building Committee Meeting Minutes
October 30, 2018 7:00 PM Selectmen's Room

Meeting called to order by Chair Mahoney at 7:00 PM

Members present Bill Shea, Anthony Ferrante, Anne Marie Mahoney, Mike Smith, Chief Richard McLaughlin, Assistant Chief Jamie MacIsaac, Ted Galante, Sebastian Baliva, Gerardo Ruiz-King, Ara Yogurtian, Steve Dorrance, Judith Ananian Sarno, Tom Gatzunis

- Chair Mahoney begins that we have 11 items to cover in no particular order starting with Ted
- Ted reviews docs and discussion of what we need for other boards going forward. CPA analysis begun on exterior
- Chair Mahoney requests slides for town meeting presentation, reviews what will be said
- Regulatory items, start with CPA
- Member Smith is going to meet with CPC this month, December 3 going in with our proposal, will be up for spring town meeting
- Concern about not having funds till July 1 and what that means for bids and contracts
- Bid can be held for 90 days but no contracts can be signed until funds are materialized
- Good news is that CPA article often goes first or second night, then we know that funds are available, Ted thinks we need to know it's available not approved.
- Members met with Patrice and Floyd to discuss estimates and available funds. Concern is that while we can say we can potentially access other funds, those funds involve a process. Therefore goal became article for town meeting, that was not possible for November. With bids, once they are in we can call special town meeting to access extra funds, if approved.
- Discussion on how long to request a locked in bid, preference seems to be 45 days as opposed to 90
- Member Smith summarizes cost \$1.2 mil for DPW, \$6.8 mil for BPD. Architectural and OPM fees bring us to 8.9
- The question is whether or not we are a million short.
- Chair Mahoney points out that half a million for design is from Kendall fund, so no the design money isn't against us which puts us half a million short.
- As fiscal year continues, some monies may free up, etc.
- Moving on along this theme, does Ted have any thoughts on bid schedule? Ted thinks bidding both projects at once will be favorable as subcontractors will find two projects more appealing than just 1. Bidding DPW earlier is tricky because we need to hold bids.
- Chair Mahoney and Tom attended meeting today about insurance.
- Tom states that discussion was around contractor controlled insurance program vs owner controlled insurance program vs. general liability insurance. Seems that general liability is best bet for this project.

- Who purchases it for partially occupied buildings? Seems to make sense that town purchases builders risk.
- If the builder purchases the builders risk, they are only covered for the work they are doing, rather if the town buys it, the whole building is covered.
- Planning Board, ZBA, waivers
- Ara needs all documentation by Monday. Ted says that survey has been dropped off today, the average grade seems reasonable? Ted thinks that the FAR is compliant. Ara doesn't necessarily agree or disagree, requests further documentation. Ted is inquiring if the existing building is already out of compliance do we necessarily need the FAR? Ted, so what we are doing is triggering the special permit? Ara says yes. Discussion between Ted and Ara regarding what exactly requires the special permit? Ara, since the existing building is nonconforming, a special permit is required. Ara states that two required special permits, one for building height, one for number of floors.
- Member Shea inquires, is it easier to get special permit than variance? Multiple people answer YES.
- Chair Mahoney inquires, as a philosophical question, can we imagine the police department being denied? Ara cites the need to document document document.
- Member Ananian Sarno inquires as to whether or not members or other persons should attend the hearing and speak in favor? Ted suggests letter writing to the board in advance. Ara concurs. Tom agrees that perhaps it is wise for members and stakeholders to attend the meeting. Dates? December 3, 7PM, this will be first case heard.
- Chief inquires if they are required at that meeting? Chair Mahoney says she feels that it would be best.
- Ara suggests that best presenter would be architect and/or project manager and/or Chair Mahoney.
- Member Smith inquires about parking, Ted asks is that Zoning or Planning? Planning.
- Chair Mahoney is having challenges in communicating with Planning Board as no one is responding to outreach.
- Planning Board suggests, via Ara, to meet with Jeffrey Wheeler first.
- Ted states that they have a draft that includes all of the current parking, based on what is on site, on street, and currently utilized behind the light department, and they are happy to discuss it with whomever. Ara suggests meeting with Jeffrey Wheeler soon as for design and site plan review there may be surprising requests regarding lighting, plantings, etc.
- Discussion on how or whether planning board decisions are recorded.
- Disability Access Board, Member Smith has been in touch with the Disability Access Commission and Patrice, we submit and then get marching orders. Tom points out that a letter from local commission tends to be most useful in moving the process along.
- Ted points out that documents state we MUST have a letter from the Mass Historical Commission. We cannot bid without the variance, so we need to complete the processes ASAP.

- Chair Mahoney asks how long the process lasts? Ted states that most determinations are made AT the hearing. Ted feels that, given the point of the whole project is making the entire building accessible, it is hoped that a ruling would be favorable on the front entrance being the one thing left inaccessible. Tom requests that drawings highlighting the infeasibility of a front entrance accessible entrance is vital to the project.
- Discussion of Town Meeting article wording, incorrect labeling, and motion language.
- For review purposes, due to the fact that committee has received invoices a second time, Chair Mahoney entertains motion to pay Daedalus invoice of July 31 in the amount of 2,100, moved by Member Cowing, Seconded by Member Ferrante, unanimously approved.
- August 31, 490, moved by Member Ferrante seconded by Member Cowing, unanimously approved.
- Next date is Tuesday November 20. Discussion of meeting dates for December, decision is 4, 11.
- Minutes approved as amended for September 11
- Minutes approved as amended for October 2
- Minutes approved as amended for October 16