



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee
MEETING DATE: September 28, 2022
TIME: 7:00 PM
PLACE: Virtual Meeting - this meeting is being conducted via Remote Participation, pursuant to the Current Executive Order of March 12, 2020.

BBC members: Gary Kushner (clerk), Les Fox, Bryan Lynch, Al Murphy, Bill Litant, Hugh Fortmiller, Than Stantz (7:04), Diana Lipari (7:06); Owen Neville (7:30), Priya Sundaram (7:30)

Missing: Larry Grossman

BBC Advisory: Chief Paul Fillebrown, Chief J DiGianvittorio

Non-members: Ellen Light (Context), Jeff Shaw (Context)

Roll call of attendees: Al Murphy-present, Hugh Fortmiller - present, Bryan Lynch - present, Gary Kushner-present, Bill Litant-present, Les Fox-present

Meeting called to order at 7:03PM by the chair, Les Fox

Jeff Shaw introduced Context in regards to the RFQ. Ellen Light introduced herself from Context. Jeff Shaw presented experience and knowledge of public safety, Police and Fire stations. Traffic study is required per Jeff. Net zero energy discussed and for public safety it is more net zero ready. Dark skies lighting and to use foliage for buffer from the road. Would like to preserve some of the historical configurations of the site. the location was discussed between existing site and the proposed Stow Road site. discussed other towns that utilized the same location and the process including dispatch and resources and truck storage. Asked for review of the existing buildings and are they really not able to be renovated for reasonable costs. What is dispatch does move off site (regional). Reviewed a timeline including discussions with the public including abutters. Cost discussion regarding building costs and Jeff believes there will be predictability mid next year. \$350 per sq foot for older projects while Millbury is running about \$625 per sq foot. Expectation is that costs will not drop, but will level off. Inflation is running 1% per month (12% per year). Gary asked about equipment doors. Existing door is slowest and cheapest and higher maintenance.

Gary asked about brick vs. non-brick

Jeff and Ellen left at 8:14PM with a note that we will get back to them by early October

Diana provided her opinion on Context and liked the presentation.

Bill provided his opinion on context and liked the presentation

Hugh agreed with the others. Compared recent projects (Southboro \$366 sq ft and Andover was \$625 per sq foot)

Gary commented on knowing the area

Les felt that Context is a company that the Town can deal with them

Les moved that we move context to the SB and Owen seconded

Al-aye, Hugh-aye, Bryan-aye, Gary-aye, Diana-aye, Owen-aye, Bill-aye, Priya-aye, Les-aye, Than-aye

Approved 10-0

Minutes for August 17 moved by Owen and seconded by Diana

Al-aye, Hugh-aye, Bryan-aye, Gary-aye, Diana-aye, Owen-aye, Bill-aye, Priya-abstain, Les-aye, Than-abstain

Approved 8-0-2

Les discussed the charter and the changes over time. Sustainability does not have a rep. Board of health rep was Bryan and on water resources. Priya approved by the SB on Monday September 26. Les presented a charter update.

The Boxborough Select Board ("Board") shall expand the existing Boxborough Building Committee (hereinafter referred to as the "BBC") to be comprised of a minimum of nine (9) members, preferably odd in number, who shall be individuals residing in and being registered voters of the Town of Boxborough. Each member shall have one vote. A quorum shall consist of half the appointed members plus one (1). The Board shall appoint at least one member each from the Select Board and the Finance Committee (FinCom). The Board may appoint one additional member each from the Select Board and Finance Committee. The BBC shall elect a Board member as chair, and a FinCom member as vice-chair. The chair shall be responsible for scheduling and conducting meetings, setting the agenda, and ensuring that minutes are taken. If the chair is absent or unable, the vice-chair shall perform these duties.

Currently serving members shall have the option for re-appointment. Upon recommendation of the cognizant boards, the Select Board shall endeavor to appoint members who respectively are qualified to represent the Planning Board, Board of Health, Council on Aging, Recreation Committee, Housing Board, and Sustainability Committee. The Select Board shall also appoint at least two Boxborough residents as Members at-Large, provided that no town board other than the Select Board and Finance Committee shall have two votes.

And

Notes on 9.12.2022 revisions

The Select Board and Finance Committee shall each have a member. A second member is allowed but not mandated.

Election of a Select Board member as chair and a FinCom member as vice-chair as before.

Representation of other boards is not prescriptive ("endeavor to," not "shall"). So:

- The BOH may designate and recommend an agent for appointment.
- The Planning Board may designate and recommend a PB alternate for appointment.
- Designees must be qualified, have relevant standing, as determined by Select Board.



Next meeting is tentatively October 20 at 7PM

Gary moved to adjourn and Diana seconded

Al-aye, Hugh-aye, Bryan-aye, Gary-aye, Diana-aye, Bill-aye, Priya-aye, Les-aye, Than-aye

Approved 9-0

Adjourned at 8:41

LIST OF EXHIBITS:

1. BBC minutes for August 17, 2022
2. Response to RFQ by Context
3. Q&A from Context