

The meeting was called to order by Chair Dan Daly at 12:04 PM. Present were Co-Chairs Dan Daly and Therese Desmond, Members, Robert Mayhew, Susan Phillips, Victoria Shea, John Sheldon, and George Tougias. Also in attendance were Director of Planning and Community Development, Tim Czerwienki, OPM, Paul Kalous, Attorney Marion McEttrick, MAL member Mindy D'Arbeloff and Milton Times Reporter Pat Desmond.

The minutes of the past two meetings were waived pending further information.

A discussion was held in regards to the RFP for modular construction.

Tim Czerwienski began the discussion by explaining Attorney Cliff Rhodes' opinion in regards to a DCAMM certified general contractor partnering with a non DCAMM certified modular construction company. His opinion is that a proposal of this type would be acceptable as long as the GC will oversee all phases of the construction process, have significant control over qualitative quantities and accept liability to the Town for the construction.

Susan Phillips asked if there were precedents that could be cited as previous examples of this type of partnering in other municipal construction projects.

Paul Kalous added that the signatory will be the DCAMM contractor who may hire any subcontractors necessary to perform the Work.

Dan Daly summarized the Advisory Board's understanding that a DCAM certified contractor may partner with a non DCAMM certified modular building company.

Marion McEttrick stated that she needs more information from the Advisory Committee to provide to the donor such as revised estimates, square footage, etc. and she will inquire about the possibility of upfront funding of costs for site analysis and site planning utilizing the Town Farm site. Attorney McEttrick added that test fits on site plans are helpful and that the Governor Stoughton Trustees will need test fits and square footage information. She noted that the present shelter needs to be in operation during construction.

Susan Phillips asked for an update on the status of the Attorney General's meeting and on the internal meeting that needs to be planned, at the request of the Select Board, prior to any meeting with the Attorney General's office. Tim Czerwienski stated that he would ask Town Counsel to set a date for both meetings.

Victoria Shea asked whether the Attorney General's office was involved in the proposal for Affordable Housing on the site. Tim Czerwienski noted that the Division of Charities would have to support the use of the site.

Marion McEttrick stated that it is important to analyze how an Animal Shelter and Affordable Housing Unit/s can co-exist on the site.

Tim Czerwienski noted that talks regarding Affordable Housing were very preliminary and the number of units and square footage has not been decided.

Access to the Governor Stoughton site was discussed and both the stub road near the cul de sac leading from the Pulte site or Governor Stoughton Lane are two options.

George Tougias stated that the site would most likely require more than the 17,000 square feet proposed and may require almost 30,000 square feet.

It was decided that the Committee members and OPM Paul Kalous visit the site of the Town Farm next Wednesday, May 10 at 4 PM and schedule their next meeting for Thursday, May 11 at 12 noon.

Respectfully submitted,

Therese Desmond
Acting Secretary