

Town of Milton School Building Committee Meeting Minutes



Meeting Date: June 21, 2023

Minutes Recorded By: Sean O'Rourke

Meeting Time: 7:00PM

Members Present

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Sean O'Rourke | <input checked="" type="checkbox"/> Kerry Hurley | <input checked="" type="checkbox"/> Mark Loring |
| <input checked="" type="checkbox"/> Celina Miranda | <input checked="" type="checkbox"/> Mike Zullas | <input checked="" type="checkbox"/> Glen Hoffman |
| <input type="checkbox"/> Tim Lombard | <input checked="" type="checkbox"/> Scott Tereshak | <input type="checkbox"/> Akwa Ebong |

Guests

- | | | | |
|--|---|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Supt. Burrows | <input type="checkbox"/> Glenn Pavlicek | <input type="checkbox"/> Chris Hayden | <input type="checkbox"/> Amy Dexter |
| <input type="checkbox"/> Holly Concannon | <input type="checkbox"/> Jon Redden | <input type="checkbox"/> Bill Fish | |
| <input type="checkbox"/> OTHERS: | | | |

Minutes

Agenda item: Call To Order **Presenter:** None

Agenda item: Citizen's Speak **Presenter:** None

Citizen's Name	Citizen's Address	Commentary
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Agenda item: Old Business: Land Swap Items - Appraisals **Presenter:** S. O'Rourke

Documents: None

Discussion:

Chair O'Rourke working with Town representatives for Appraisals. Goal to have RFP for appraisals by end of July/mid-August. Member Loring asked if an RFP process would be required to secure the appraisals, Chair O'Rourke believes so due to cost associated with appraisals (\$50k - \$65k).

Conclusions:

Chair O'Rourke to contact LandVest.

Agenda item: Old Business: Land Swap Items - Alternatives Analysis **Presenter:** S. O'Rourke

Documents: None

Discussion:

Chair O'Rourke alternative analysis to be started and submitted to EOA (State). Member Loring requested clarification on schedule of land swap review by EOA (State) and how that aligns with overall project timeline.

Conclusions:

Chair O'Rourke to discuss next steps of alternative analysis and overall timeline with Town Counsel.

Agenda item: Old Business: Land Swap Items - Meetings Upcoming **Presenter:** S. O'Rourke
Documents: None

Discussion:

Chair O'Rourke indicated upcoming meetings with Senator Timilty and Representative Driscoll to review the overall Land Swap.

Conclusions:

None.

Agenda item: Old Business: Prof Services – Architectural Design **Presenter:** S. O'Rourke
Documents: None

Discussion:

Chair O'Rourke indicated that process is ongoing with onboarding an Architect for further development of Gile Road for a new Middle School.

Conclusions:

None.

Agenda item: Old Business: Prof Services – Owner's Proj. Manager (OPM) **Presenter:** S. O'Rourke
Documents: None

Discussion:

Chair O'Rourke indicated that process is ongoing with onboarding an Owner's Project Manager for further development of Gile Road for a new Middle School.

Conclusions:

None.

Agenda item: Blue Hill Ave: Parcel ID B 7 5 and 676 Brush Hill Road: Parcel ID B 7 4 **Presenter:** S. O'Rourke
Documents: Brush Hill Road Design Sketches – Glen Hoffman

Discussion:

Member Zullas indicated that the need for Executive Session may be needed, but under the guidance of Town Counsel since the SBC will only be discussing feasibility, Open Session may be a better forum. Therefore, the SBC did not vote to enter Executive Session.

Member Hoffman shared his conceptual layouts of the proposed Middle School (DRA's design at Brush Hill Road). Other school programs that Member Hoffman has worked on, did not fit within the proposed site. Documents showed zoning offsets that make the overall parcel 'tighter' due to offsets. The school building fits on site when 'straightened', however required other (parking, access roads, playgrounds and other amenities) do not fit.

Member Hoffman indicated that due to sloping of site, ADA and Mass Arch Access Board perspective, this site would be very difficult. There would be an large effort to make the site accessible at the building

Member Zullas requested if we reviewed the upper lots in conjunction with the lower lot. Member Hoffman indicated that this upper lot may help with the parking, but with ADA access to the building (on the lower lot), the upper lots are not associated.

Member Loring provided an update from the Milton Historic Commission (MHC). MHC indicated that they see the existing buildings have significant historical significance. SBC should avoid demolition of these buildings.

Mass Historic Commission (MHC) also view this with significant historical significance. MHC would have regulatory oversight. They would require an alternatives analysis.

Member Tereshak indicated there is costs associated with acquiring the site, significant costs associated with land work and other factors would make this an expensive site and most likely cost-prohibitive.

Member Hurley indicated that previous decision matrix may want to be used for evaluating this site against others.

Chair O'Rourke has contacted DRA for initial feedback. SBC could engage DRA under contract. Questions from members arose on why would we spend the funding on a site we (SBC) know does not work.

Discussion of access road through site was presented. The slope of the overall site would be challenging for an access road, turning radii of busses would need to be evaluated, modifications to historic stone walls and other items would need to be evaluated.

Most children would use this site only by bussing, due to lack of sidewalks on Blue Hills and Brush Hill.

Chair O'Rourke indicated that this site could be acquired quicker leading to a lower project cost (due to reduced escalation), however if the overall project is more expensive (due to land acquisition costs, site preparation costs and other factors), it makes the decision to acquire this site challenging.

Member Zullas provided a timeline for a special Town Meeting and associated debt exclusion vote, that would require SBC deciding on these parcels in a faster manner.

Chair O'Rourke asked Member Zullas if the request from the Select Board would want a recommendation (Yea or Nay) from the SBC what to do with the parcels. Member Zullas indicated that if we actions taken (buy the property), we would need to advise the Select Board that is does/does not want the parcels.

Conclusions:

None.

Meeting Adjourned by Unanimous Roll Call Vote.

Other Information

Resources:

SBC Sketches by Glenn Hoffman at Brush Hill Road Parcels.