

900 Worcester FRP Planning Committee

October 4, 2012

7:45 AM at Warren Building

Attending:

Andy Wrobel, Jan Kasetta, Tom Harrington, Jim Conlin, Mike Pakstis, Dave Hickey, Suzy Littlefield, Mark Synnott, Don McCauley, Allan Port, Hans Larsen, and Marjorie Freiman.

Minutes:

Tom Harrington said that at the last meeting it was stated that this meeting would be held at 7:45 am, and that in the future the meetings would alternate between morning and evening times.

Jim Conlin said that the statement about the pool facility being within the scope of the pool program in regards to size limitations should not refer to just the pool but each proposed facility.

Motion: To accept minutes with changes by Jim Conlin
Seconded: By Tom Harrington
Vote: All in favor

Results of Board of Selectmen Parallel Process:

No new uses were identified. The senior center wants consideration should the ALS not work out but does NOT prefer 900 Worcester St. Some additions to the plan (to be attempted to include) were a meditation area near the St James commemorative plaque, library drop box, and nearby boat ramp for kayaks and canoes. Suzy Littlefield mentioned that she had been asked to look into potential work placement for the disabled when the facilities are eventually opened for business. Also the WYBA would like to consider indoor courts for basketball, volleyball, etc. should the field, pool, or rink not get developed.

Advisory Update:

Andy Wrobel gave a brief update to Advisory last night, outlining the committee and subcommittees, the scope of work, and plans for presentation at Town Meeting.

Due Diligence Update:

Mike Pakstis and Dave Hickey have been following up with planning for the test pits and borings (est. 98% complete with borings). Right now the parking lot is being used for the Morses Pond dredging project.

Mike and Dave have met with NRC to determine the exact location of the wetlands.

Andy Wrobel mentioned the need to update the Gale diagram. Dave Hickey had a prelim draft done by Friday Oct. 5th. It will be distributed.

Hans Larsen stated that in addition to the geophysical due diligence, there will also be testing and inspection of the buildings on the property. So far we know there are abbestos tiles in basement but no PCBs in windows – more to be done. Don't know cost of abatement until more due

diligence. Hans is developing the overall due diligence plan. Hopefully the elements and dredging will not interfere with the due diligence.

Subcommittee Reports:

Fields: They have developed an action plan. They will be fine tuning it and then voting to approve. It will be distributed and posted this month.

Pool: Survey has been circulated to the large group for feedback. They have met with a consultant who could potentially work with the group for \$30k (funding not available currently). Membership has been expanded nicely to include a broader representation of the community.

Rink: They have spent some time benchmarking with rinks in the area. They have developed a plan of action which includes options for business models.

Project Plan:

Andy Wrobel handed out a chart and additional information outlining the process for the project. Refinements were suggested and will be made. The plan emphasizes the need to hit key milestones in order to be ready for a B of S meeting on Dec 10th and spring Town Meeting.

Hans Larsen suggested that there should be two tracks leading to Town Meeting. One if the appeal is still in progress, and the other if the appeal has been settled and due diligence has progressed.

Allan Port mentioned that putting out an RFP for a design/build would require special legislation.

Needs for Selectmen & Spring Town Meeting:

To be discussed at the next meeting. Mr. Hickey reminded group we owe TM an update.

Other Topics:

Braintree received two responses to their RFP. Andy will follow up to get more information.

Solar panels over the CPA purchased parking lot land may not be acceptable – research to be done.

Next Meeting:

The next meeting will be October 18th at 7pm at the Warren Building.

Motion: To adjourn by Tom Harrington
Seconded: By Mark Synnott
Vote: All in attendance in favor

Meeting adjourned at 8:45 am.

Respectfully Submitted,

Andrew Wrobel

AW/jk/kb