

Town Hall and Hildreth House Construction Committee
1/23/17 Meeting Minutes
Volunteers Meeting Room, Town Hall

Members present: Laura Andrews, Pablo Carbonell, Jack Guswa, Connie Larrabee, Rick Maiore
Others present: Marie Sobalvarro, Assist. Town Admin., Debbie Thompson, COA director

Rick called the meeting to order at 7:30 a.m. and we approved the 1/3 minutes.

Town Hall

Marie said that we still have a few items left on the punch list. The contractor, GVW, is looking for payment of \$207k, which Marie said is \$67 to \$81k more than we believe is owed. Part of the dispute relates to change orders and part to late days.

At Vertex's suggestion, GVW is preparing a payment request for \$100k. Pablo argued for no payment, but Marie said we would be in default if LLB Architects approves payment. We will meet to discuss it again after Marie hears from LLB.

Jack said that the bulleting board could be reattached to the building. We agreed to put it back where it was and keep the legs on it. Marie will ask the Department of Public Works to do the work and keep track of time spent.

Hildreth House

Marie said that Building Inspector Gabe Vellante would not issue an occupancy permit until the hand railing on the living room staircase to the second floor and the Dutch door from the living room to the deck have been modified to meet building code requirements. Pablo explained that the building code and the access code have separate railing and door requirements. The Massachusetts Architectural Access Board (MAAB) requires the handrail to keep within 1½ inches of the wall. The Dutch door needs to have an 18-inch clearance off the opening edge, if it is an egress. The building code requires the railing to be continuous (and implies as straight as possible), and the door only needs width requirements of the opening of the doorway. LLB is pursuing variances from the MAAB, which, if approved, would mean further modifications would not be required.

Classic Construction is working on the punch list, which is fairly short, Marie said.

The next construction meeting is Monday, January 30, at 9 a.m. The next T3HCC meeting will be scheduled when needed.

Traffic/Driveway

Jack said that the Planning Board (PB) would like a demarcation along 60 to 80 feet of the roadway, preferably a guardrail. Marie said that she believes the public safety officers do not want a guardrail. After discussion, we agreed to the following steps:

- Ask the PB to mark up the current plan, showing where the demarcation would be.
- Take the plan to the safety officers for a safety review.

- Respond to the PB after receiving safety input.

Rick adjourned the meeting at 8:15 a.m.

Laura Andrews, recorder