



Central Middle School Building Committee

Meeting Minutes

MEETING DETAILS

Meeting Number	24-030
Purpose	Weekly Meeting
Meeting Date	5/21/24
Meeting Time	8:00 AM
Location	Town Hall Meeting Room

Attendee	Committee Members	Attendance
Chairman	Tony Turner	DRC – Member, Sub-Committee Communications Member Present - in person
Vice Chairman	Clare Kilgallen	DRC – Member, Sub-Committee Communications Member Present - virtual
Secretary	Christina Poccia	DRC – Member Present - virtual
	Todd Klair	Left @ 9:00am Present - virtual
	Joe Rossetti	DRC – Member - Absent
	Josh Caspi	Absent
	Jan Rogers Kniffen	Left @9:07am Present - virtual
BET Rep	Harry Fisher	Present - in person
BOE Rep	Laura Kostin	DRC – Member, Sub-Committee Communications Member Present - virtual

Attendee	Ex-Officio Members	Attendance
BoS Rep, <i>ex-officio</i>	Lauren Rabin	Sub-Committee Communications Interim Chair Present - virtual
DPW rep, <i>ex-officio</i>	Michael Kiselak	Absent
Dr. Toni Jones rep, <i>ex-officio</i>	Daniel Watson	DRC – Member Present - virtual
P&Z rep, <i>ex-officio</i>	Dennis Yeskey	Absent
FSAC for People w/ Disabilities RTM Rep	Steph Cowie	DRC – Member, Sub-Committee Communications Member Present - virtual
Neighborhood Liaison	Rachel Stockman Koven	Absent
Neighborhood Liaison	Warren Silver	Present - virtual
Neighborhood Liaison	Susan Rudolph	Present - virtual

Attendee	Meeting Attendees	Attendance
Owners Rep	Jim Giuliano	Present - in person
SLAM	Jim Hoagland	Present - virtual
SLAM	Kemp Morhardt	Present - virtual
CSG	Samantha D'Agostino	Present - virtual
SLAM	Stephen Martocchio	Present - virtual
Turner Construction	Tim Klepps	Present - virtual
CMS Principal	Tom Healy	Present - virtual
JLL	Peter Radar	Present - in person
JLL	Jose Cadoso	Present - in person

Agenda Item	Topic	Description
1.00	Call to Order	Mr. Tony Turner called the meeting to order, 8:06am
2.00	Housekeeping	None
3.00	Approval of Minutes	None
4.00	Chairman's Remarks	Rock outcropping has been decided on from the tree warden, but there were some stipulations that will need to have a cost factor associated with it.
4.01	Chairman's Remarks	Professionals are asked to limit their attendance at the weekly meetings to as needed during the discussion.
4.02	Chairman's Remarks	A special meeting has been discussed to possibly be held on Thur, but because of the limited availability of committee members may force this meeting to be held on Tue night next week.
4.03	Chairman's Remarks	Ms. Clare Kilgallen, asked for clarification on the poll of who is available on Thur morning for a special meeting. 7 people of the 9 voting committee members are available for Thur. morning.
4.04	Chairman's Remarks	Mr. Tony Turner will poll everyone to see availability for The evening next week.
5.00	Invoice - CSG	Moved by Ms. Clare Kilgallen and seconded by Mr. Tony Turner for CSG, dated 05/01/2024, \$23,550 #22-019-018
5.01	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)
5.02	Invoice - SLAM	Moved by Ms. Clare Kilgallen and seconded by Mr. Todd Klair for SLAM, 04/06/2024 #1030581for \$1,017.50
5.03	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)

5.04	Invoice - SLAM	Moved by Mr. Todd Klair and seconded by Mr. Harry Fisher 04/06/2024, with the amended amount \$110,310.65 and # 103 0580
5.05	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)
5.06	Invoice - SLAM	Moved by Mr. Todd Klair and seconded by Mr. Harry Fisher for 05/06/2024 #1030810 for \$162,462.82.
5.07	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)
5.08	Invoice - Turner	Moved by Ms. Clare Kilgallen and seconded by Mr. Harry Fisher for Turner, 05/08/2024, application #5 \$21,000.00
5.09	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)
5.10	Invoice	Moved by Ms. Clare Kilgallen and seconded by Mr. Tony Turner for Lagan, 05/07/2024 \$6,898.24
5.11	Vote	7-0-0 Passes (Mr. Joe Rosetti and Mr. Josh Caspi are absent)
6.00	Tree Valuation/Appraisal – Discussion and possible vote to approve Scott Cullen Proposal 04/22/24	Ms. Claire Kilgallen moved to approve the proposal dated 4/22/24 Mr. Tony Turner moved to second.
7.00	Regulatory timeline and next steps, including P&Z meeting	Regulatory meetings are happening daily and they are preparing closing statements.
8.00	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following: CMSBC to confirm the material choice and color pallet	CMSBC have stated that we will proceed with the cedar but look at options for colors for the area of the exterior above the auditorium.
8.01	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Entry Canopy	Entry to remain as designed.
8.02	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Field Configuration	Field configuration to remain as originally designed. Mr. Tom Healy will look at other options available to satisfy track.
8.03	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Rock Outcropping	Feedback on warranty should be received for how watering will be for the landscaping. The CMSBC asked that the all in cost for landscaping be considered, that would include the warranty and cost for watering program to include the 2nd year.
8.03	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Rock Outcropping	Ms. Clare Kilgallen requested a meeting with the Town Attorney to discuss this matter and that the Chair and Vice Chair be present.
8.04	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Orchard Street safety	SLAM prepared the site plan to address the traffic issues on Orchard.
8.05	SLAM to lead the discussion of ARC meeting from 05/15; discussion and possible vote on the following:Orchard Street safety	CMSBC would like to install speed cameras at Central Middle School. There does not appear to have any opposition from the committee.
9.01	CSG Reporting and updates from the professionals	Munis report will be issued on the 3rd or the 4th of June
9.02	Other	Response to the community forum questions will need to be completed before the communications meeting.
10.00	Potential nominations for an incoming chair provided that the potential incoming chair(s) convey 1) their acceptance of the time allocation required and 2) what the role and responsibilities of the chair are circulated to the team	Mr. Harry Fisher stated that the potential nomination of Ms. Lauren Rabin. There are no other nominations.
11.00	New Business	An agenda item will be added to next Tue for the legal dept findings for the impact of reconciliation of the CDs and the cost of the tree wardens conditions. Mr. Harry Fisher would like to include the nomination and vote of incoming chair be added to the agenda of the special meeting. Mr. Tony Turner will meet with the town attorney to weigh in on the agenda item. The vice chair has requested to be a part of that meeting.
12.00	Next CMS Building Committee meeting: May 28, 2024, 630pm	Next CMS Building Committee meeting: May 28, 2024, 630pm
13.00	Adjourn	Ms. Christina Poccia moved to end meeting and seconded Mr. Harry Fisher by, meeting adjourned at 10:09am



Prepared by:

Christina Poccia, Secretary
Central Middle School Building Committee