

GREATER FALL RIVER VOCATIONAL SCHOOL DISTRICT  
HOUSEBUILDING/FACILITIES SUB-COMMITTEE MINUTES  
251 STONEHAVEN ROAD, FALL RIVER, MA  
DISTRICT OFFICE CONFERENCE ROOM  
DECEMBER 12, 2024

In attendance: Paul Jennings (arrived at 5:04) of Westport, Joan Menard of Fall River and Donald DiBiasio of Somerset.

Also in attendance: Brian Bentley, Superintendent-Director, Paul Kitchen, Director of Finance and Operations, Maria Torres, Assistant Principal of Technical Affairs, Katie Warren, Assistant Principal of Academic Affairs, Gregory Brillhante, Legal Counsel and Helena Neves, Executive Secretary.

Remote Attendance: Jeffrey Cabral

The meeting began with a roll call at 5:00 p.m.

It was moved by Ms. Menard, seconded by Mr. DiBiasio and voted unanimously to dispense with the reading of the September 12, 2024 minutes and approve them, as recorded.

Mr. DiBiasio deferred to Mrs. Torres for the community projects update. Mrs. Torres stated that some of the projects are on hold due to students working on the house. Some are also on hold due to waiting on responses from the requester. The playhouse for the Rosemary Wish Kids is moving along nicely. The playhouse this year is for twin girls.

Mr. DiBiasio deferred to Mrs. Torres for the 24/25 Housebuilding Program update. Mrs. Torres stated that everything is going well. Mrs. Torres stated that she informed the Chairmen of the School Committee and of the Housebuilding Sub-Committee that the roof will be subbed out due to safety concerns because of ice. Electrical will not be able to start work until the roof is completed. Mr. Cabral spoke with the homeowners and they will be doing the roof themselves. Mr. Cabral has also spoken to the homeowners about the work that needs to be done during the Christmas break. Mrs. Torres stated that the intent is to begin the inside work in January. Mr. Cabral stated that the windows are being delivered in a couple of days. The exterior doors are not ready yet. The homeowners are having the doors professionally painted but are expected to be finished and will be installed in January.

Mr. DiBiasio asked Mr. Cabral if he was confident that the house will be done on time. Mr. Cabral stated that yes. Typically, interior work starts after the winter break. The subbing out of the roof puts the project in really good shape to be completed on time. Mr. Cabral stated that it was necessary to sub out the roof due to the icy conditions on the north side and for the safety of the students.

Mr. DiBiasio asked when the septic system is being installed. Mr. Cabral stated that it will be done in the spring. The trench for the electrical will be dug up next week.

Mr. Jennings asked who is responsible for paying the \$3,500 for the roof. Mrs. Torres stated that the homeowners will be paying for the roof.

Mr. DiBiasio deferred to Mrs. Torres for the 25/26 Housebuilding Program update. Mrs. Torres stated that the program is actively advertised on social media and on the website. It is drawing

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attention and several inquiries have been received. An application has been received to build a house in Swansea. The lot is next to the lot where the current house is being built. The applicants have owned the lot for quite some time but have not been able to afford to build.

Mrs. Torres stated that an email was received from a Westport resident asking questions but no application has been submitted.

Mr. DiBiasio stated that someone from Somerset, whose house was built by Diman about 25 years ago, reached out to him inquiring about building a smaller house on the same lot. Mrs. Torres asked if the proposed house would be connected to the current one. Mr. DiBiasio stated that it is not. The resident is looking to build as per the new Massachusetts Accessory Dwelling Unit (ADU) law. Attorney Brilhante stated that the law allows families to build a secondary residential living space located on the same lot of a single-family home. Many local cities and towns have implemented their own rules and regulations according to the law.

Mr. DiBiasio stated that both Mrs. Torres and he have been in contact with a Swansea resident for about three years about their inquiry to build a house. The homeowner is having the Amish build the house and was looking to have Diman students do the dub work. This is something that does not meet the criteria of the housebuilding program.

It was moved by Mr. Jennings, seconded by Ms. Menard and voted unanimously adjourn the meeting at 5:13 PM.

Respectfully Submitted  
*Helena S. Neves*  
Helena S. Neves, Executive Secretary

**Materials Included:**  
September 12, 2024 minutes  
Community Projects List  
25/26 Housebuilding Program Application