

Central Middle School Building Committee Meeting Minutes			
MEETING DETAILS			
Meeting Number	26-017		
Purpose	Regular Meeting		
Meeting Date	8/4/26		
Meeting Time	8:00 AM		
Location	Mazza Room, Greenwich Town Hall		
Name	Committee Members	Attendance	
Joe Rossetti	Chair, DRC Member	Present – In person	
Clare Kilgallen	Vice Chair; Communications Working Group Member, DRC Member	Present – In person	
Christina Poccia	Secretary, DRC Member	Present – Virtual	
Tony Turner		Present – Virtual	
Harry Fisher	BET Rep	Present – In person	
Bob Chaney	BOE Rep, DRC Member	Present – Virtual	
Joshua Caspi		Absent	
Todd Klair		Present – Virtual	
Stephanie Cowie		Present – Virtual	
Name	Ex-Officio Members	Attendance	
Peter Sampanaro	RTM Rep	Present – In person	
Dennis Yeskey	P&Z	Present – Virtual	
Ben Branyan	GPS	Present – Virtual	
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Present – Virtual	
Thomas Healy	CMS Principal	Absent	
Name	Neighborhood Liaisons	Attendance	
Rachel Koven		Absent	
Susan Rudolph		Present – Virtual	
Warren Silver		Absent	
Name	Town of Greenwich Officials		
Mark Dawson	Fire Marshal	Absent	
John Vallerie	Building Department Official	Present – Virtual	
Jackie Budkins	Town Clerk	Present – In person	
James Michel	Commissioner of Public Works	Present – Virtual	
Joe Laucella	Emergency Management Director (GEMS)	Present – Virtual	
Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present – In person
Jose Cardoso	JLL	Senior Project Manager	Absent
John Munnick	JLL	Associate Project Manager	Present – Virtual
Tamara Rivera	JLL	Project Manager	Present – Virtual
Don Bucci	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Absent
Kemp Morhardt	SLAM	Principal	Present – Virtual
Stephen Martocchio	SLAM	Associate Principal	Present – Virtual
Tim Klepps	Turner Construction	Project Executive	Present – Virtual
Joe Phelan	Turner Construction	Senior Procurement Agent	Present – Virtual
Bill Leo	Turner Construction	Project Engineer	Present – Virtual
Agenda Item	Topic	Description	
1.00	Call to Order	Chairman Joe Rossetti called the regular meeting of the Central Middle School Building Committee to order at 8:02 a.m. and led the Pledge of Allegiance. Secretary Christina Poccia called the roll. Seven (7) voting members were present at the call to order; Mr. Klair joined at approximately 8:19 a.m., bringing the total to eight (8). Chairman Rossetti welcomed Town Clerk Jackie Budkins, who joined the Committee in person in the Mazza Room.	
2.00	Housekeeping / Adjustments	Mr. Sampanaro moved to add a discussion item under New Business regarding the advisability of the Committee taking a position on holding the September 28, 2026 Representative Town Meeting at Central Middle School.	
		Motion: To hold a discussion during the New Business section of this meeting on the advisability of the Representative Town Meeting holding its September 28, 2026 meeting at Central Middle School.	
		Moved by: Mr. Peter Sampanaro	
		Seconded by: Mr. Harry Fisher	
		Vote: Unanimously approved by no objection, 7-0-0 Absent: Caspi; Klair	
3.00	Approval of Minutes (2026 – 07/01, 07/07, 07/21)		
I.	Minutes of July 1, 2026 (Special Meeting)	Reviewed; no changes were raised.	
		Motion: To approve the minutes of the July 1, 2026 CMSBC Special Meeting.	
		Moved by: Ms. Clare Kilgallen	
		Seconded by: Mr. Harry Fisher	
		Vote: Unanimously approved by no objection, 7-0-0 Absent: Caspi; Klair	
II.	Minutes of July 7, 2026 and July 21, 2026	DEFERRED to the next meeting. Ms. Kilgallen noted that a number of entries in the drafts state that the vote count could not be heard on the recording, and asked whether the Committee should approve them subject to correction or hold them. Secretary Poccia confirmed she recorded the vote counts and will insert them, and the two sets of minutes were deferred to the next meeting.	
4.00	ADA Accessibility – Interim Pedestrian Pathway from Indian Rock Lane – Discussion & Possible Vote	A letter is required as part of the documentation supporting the anticipated Temporary Certificate of Occupancy, acknowledging that the pedestrian pathway from Indian Rock Lane to the school will not be ADA accessible at occupancy. A walkable path exists and is generally accessible except for approximately the first 30 feet off Indian Rock Lane, which the Chairman and JLL walked on August 3, 2026. Turner will improve that section, but it will not be ADA accessible for occupancy. The condition results from project phasing and has always been part of the plan; it is expected to be resolved in late October or early November 2026, when the phasing completes and the sidewalks from Indian Rock Lane to the school are finished. The letter on screen carries the signatures of the Building Committee and Greenwich Public Schools acknowledging the condition for the interim period, effectively September and October 2026. Ms. Cowie confirmed all signatures were received and asked that Principal Healy include a note in his back-to-school communications so that any student requiring an accommodation, including students who use wheelchairs and walk to school, can arrange one. Mr. Vallerie asked for a clear delineation of where ADA accessibility begins and ends, noting this is a building code item and that the zone with missing required elements must be defined, and that sidewalks are also subject to the accessibility requirement. The Chairman committed to have JLL prepare a Phase 1 site plan with the interim pathway traced, working with Tighe & Bond, and attach it to the letter, with a copy to Turner. The letter will be provided to Mr. Vallerie the same day and the marked-up site plan the following day; Mr. Vallerie indicated a red-lined plan would be sufficient. Ms. Cowie noted this is the pathway students have always used to reach the school, and that the remaining sidewalks will be ADA accessible once the phasing is complete.	
		Motion: To approve the ADA accessibility letter regarding the interim pedestrian pathway from Indian Rock Lane as presented.	
		Moved by: Ms. Steph Cowie	
		Seconded by: Mr. Joe Rossetti	
		Vote: Unanimously approved by no objection, 7-0-0 Absent: Caspi; Klair	
5.00	Grand Opening Plans	There has been no update since the information circulated to the Committee the prior week from Principal Healy and JLL. Principal Healy was not on the call. Mr. Yeskey asked whether the invitations had been issued, noting the opening is three weeks from the prior day and that he had not received anything, and asked whether the district is waiting on a Committee decision. The Committee agreed the subcommittee will contact Mr. Supranowitz immediately after this meeting and direct that the press releases and invitations be issued. The plan remains as outlined in the draft previously circulated: Monday, August 24, 2026 at 11:00 a.m., approximately 30 minutes. Mr. Yeskey noted an email had been received from Principal Healy regarding open houses for the various grade levels. NO ACTION TAKEN.	
6.00	Demolition, Blasting (Rock Outcrop), and Reminder of Sewer Work Road Closure Information to Community		
I.	Demolition Status	Joe Phelan (Turner) reported demolition has begun with the media center. Clearance regarding abatement of the gymnasium was received August 3, 2026, and Turner is now clear to take the gymnasium down, with that work intended to start today.	

II.	Blasting (Rock Outcrop)	Turner has the blasting permit in hand. A meeting with the blaster is scheduled for later today, and a third-party consultant is also reviewing the blasting plan to confirm alignment with Turner standards. The blaster is expected to mobilize later this week, with the first blast of the rock outcropping in front of the existing school potentially Friday, August 7, 2026 or early the following week.
III.	Sewer Work Road Closure – Community Information	Police and crews are on site today to begin the sewer work on Indian Rock Lane, with crews also working on Orchard Street on the sidewalk work, so both will be visible in the neighborhood. Chairman Rossetti relayed a request from Mr. Silver, who lives on Indian Rock Lane, to meet regarding a particular issue at his property. Mr. Phelan will email him to confirm availability and meet him on site today or tomorrow.
7.00	Neighborhood Correspondence	No additional neighborhood correspondence was raised. See Item 6.III regarding Mr. Silver's request.
8.00	17th Quarterly Progress Report to the Representative Town Meeting – Rachel Koven	Ms. Koven, the designated Committee representative to prepare and push out the 17th Quarterly Progress Report with JLL's assistance, was not present and did not respond at roll call. It was noted that prior outreach to her did not explicitly convey that she needs to attend meetings this quarter in order to prepare the report; direct outreach will be made. Ms. Cowie offered to assist if Ms. Koven is unable to attend.
9.00	Owner Architect Contractor (OAC) – Report	The OAC meeting was held August 3, 2026 and its content is reflected throughout this agenda. Permit inspection completion was reported at approximately 96% electrical, 83% plumbing, and 87% HVAC, with Fire Marshal sign-offs still pending and substantial movement over the past two weeks; thanks were extended to Mr. Vallerie and his team. The Committee also noted that certain spaces will be conditional at the early TCO but are expected to come online shortly afterward, namely the consumer science / life skills room and the kiln room and kiln storage. Turner is targeting late August or very early September for those spaces. In response to Mr. Vallerie, it was clarified that the art room adjacent to the kiln will be occupied but the kiln and kiln storage will remain off limits, while the consumer science room will not be occupied at all until August 21, 2026, at which point teachers and students would be able to access it, with protection provided for any areas where work is still under way. All spaces are expected to be ready before classes begin.
10.00	Financial Working Group (FWG) – Report	Harry Fisher gave the report that the Financial Working Group met the prior week. The project is in good shape and the contingency position remains good.
11.00	Building Department & Fire Department Update	
I.	Project Schedule – Substantial Completion 08/21 (Actual) Temp Fire Pump 08/11 (TCO Tentatively Accelerated) Pump House October 2026 (Tentative)	The August 21, 2026 substantial completion date stands as established with Turner. The TCO, tied to the temporary fire pump being operational, remains targeted for August 11, 2026. The permanent pump house remains at the end of October 2026; discussions on August 3, 2026 indicated the changeover, originally contemplated to require a couple of days, may be compressed into a single weekend. The requirements are being worked through and a date will be set with Turner closer to the time.
A.	Permit, Occupancy & Inspection – AHJ Approvals	The Fire Marshal, the Building Official, and their teams were on site August 3, 2026 with Turner and its team, with resources divided across zones within the building. Significant progress was made in closing out a number of zones.
I.	Demolition Status / Full Demolition Permit Status (Eversource Disconnect Letters)	Turner has the demolition permit in hand for the gymnasium. Eversource was scheduled to perform the disconnect of the existing school on August 3, 2026 but postponed due to the rain event and is now rescheduled for August 5, 2026. Once the disconnect occurs, and once the change work in the street required by Aquarion is performed by Aquarion's own approved subcontractor, Turner can obtain the full demolition permit for the remainder of the building. Turner will follow up on the timing of the Aquarion work. Chairman Rossetti thanked Joe Laucella (Greenwich Emergency Management) for his assistance with Eversource and the various utilities.
ii.	Phase 2 Blasting – Status	See Item 6.II. No further questions were raised.
iii.	TCO Application Submission Status	The TCO application has been submitted to the Building Department. Planning & Zoning issued a list of additional requests covering operations and documentation; Turner has submitted to Planning & Zoning and will return today to clarify the requirements. Certificates of substantial completion are being worked through with the architect. Letters were received August 3, 2026 from SLAM and Tighe & Bond and are under review, with a further site review by SLAM tomorrow before the letters are finalized. A meeting was scheduled for this afternoon with the responsible parties for each item to align on ownership and close the loop quickly. Much of the operational side was addressed in Principal Healy's letter, with a small number of additional questions outstanding. The Sewer Department performed its inspection August 3, 2026 as part of its sign-off, and Planning & Zoning is on site Thursday, August 6, 2026 for its review and comments. Ms. Cowie asked that the Planning & Zoning item list be shared with the Regulatory Working Group; JLL agreed and will circulate a tracking document.
iv.	Inspections: AHJ Zone Sign-Off Cards Status	Covered above and under Item 9. The Fire Marshal will sign off the zone cards for his portion following the August 5, 2026 generator test; see Item 11.II.A.ii.
v.	CT DEEP Permit	The project is operating under its original CT DEEP permit. JLL reported that Tighe & Bond confirmed the renewal application, submitted several months ago, remains pending with the agency, and that the existing permit remains in effect and will continue in effect once the renewal is approved through the close-out of Phase 2. Tighe & Bond has assured the team this will not impact the ability to obtain the TCO. JLL will continue to track it and will press the State where possible.
vi.	State Elevator Permit – Status of 7/30 Inspection	The State elevator inspection was passed and the temporary certificate is in hand while the permit is processed.
II.	Temporary Fire Suppression Status	See sub-item A.
A.	Building Department / Fire Marshal Review	The Fire Marshal and his team, together with Blackwater as the independent third-party inspector, were on site August 3, 2026 to witness the startup and testing of the temporary fire pump.
i.	Temp Fire Pump and Tanks Shop Drawing / Submittals (PR-033) – FM Comments Received 07/25	Comments were received as noted. JLL believes the item is closed and will confirm.
ii.	Temp Fire Pump Testing (8/03 – 8/05 FM Inspections & Testing) – Status	The temporary fire pump test was passed on August 3, 2026, as was the associated fire alarm component; the temporary system is operational and running, which is positive for the TCO. The Fire Marshal and his deputies also conducted testing and walkthroughs of the entire building covering egress, sprinkler systems, and fire alarm systems. Minor feedback and adjustments were identified and Turner is compiling the list; the Fire Marshal is consolidating the comments from each of his deputies into a single tracking list with Turner. Overall the inspection was successful, and the Fire Marshal complimented Turner on the results and the work performed. The Fire Marshal returns the morning of August 5, 2026 for the generator test for emergency lighting and will sign off the zone cards for his portion at that time. Mr. Vallerie advised that at least four inspectors will arrive at 5:30 a.m. on August 5, with the electrician and Turner staff ready at 5:15 a.m., and that each inspector is to be paired with a Turner escort carrying a walkie-talkie. The building will be shut down and the generator allowed to start, after which all interior wing egress lighting and exterior egress lighting will be checked, the fire pump confirmed online with the generator, and the transfer arrangement verified so that a wing losing power connects to and is picked up by the generator. Mr. Vallerie noted this is a complex inspection.
12.00	Design Items – Discussion	
I.	Auditorium Completion	Punch list items remain on the wood baffles in the auditorium. A survey of the seat layout was performed following SLAM's observations on site last week. Boxes and wiring identified as trip hazards during the initial walk with the Building Department were addressed and reviewed again on August 3, 2026. The seating layout survey is to be confirmed for alignment and may lead to carpet modifications in one particular area; Turner will work with SLAM on the carpet and seating layout. Mr. Vallerie noted the aisle chair lights are to operate with the emergency lights, an item picked up on August 3; this will be addressed at the August 5, 2026 test. The veneer on one ceiling cloud remains on the list of items to address.
II.	Mortar Color Review Status	SLAM has issued its field report delineating the areas where remediation is sought. Turner has passed the report to the masonry subcontractor, who will be scheduled to review the areas in the field, with feedback to be provided at the next OAC meeting. See also Item 16.III.
III.	Fence Submittal Status (Item 365)	The permanent fence shop drawing has not yet been submitted. Turner will call both manufacturers directly today rather than continuing to route through the site subcontractor. On the temporary solution at the mechanical yard, the fencing contractor was on site last week, began installing fence at the top of the retaining walls, reviewed the conditioned portion of the plan, and provided a drawing. Regarding the temporary fence around the temporary pump equipment, Mr. Vallerie confirmed with Turner that: light stanchions in the egress path will be relocated to maintain a nine-foot width; an eight-foot gate will be provided for access to the FDC and test headers, with a lock and a Knox-box type enclosure mounted on the fence for Fire Marshal key access; a barrier will be installed along the egress path adjacent to the building to prevent a delivery truck from blocking it, while maintaining the nine-foot width; and a protruding manhole cover in that path will be addressed.
IV.	FF&E Installation	Tamara Rivera (JLL) reported furniture is by and large complete. One vendor returns to site Thursday, August 6, 2026, with all furniture installed and complete by the end of the week and the furniture punch list beginning Thursday as well. Six monitors for common spaces on the second floor cannot be installed because the walls are not ready to receive them; humidity over the past several weeks has prevented the wall covering from being installed. With the fire alarm now active, the units can be run overnight rather than only during working hours, bringing building humidity to a level at which the subcontractor is comfortable installing the wall coverings. JLL requested a completion date so the monitor installation can be scheduled.
V.	Move Management	Move activities begin Wednesday, August 12, 2026, contingent on the TCO on Tuesday, August 11, 2026. Phase one of the move runs Wednesday through Friday, August 12 to 14, and covers all classroom contents staged off site in the Greenwich High School parking lot. Phase two runs Monday and Tuesday, August 17 and 18, and covers the climate-controlled items stored in the warehouse, including media center materials, art supplies, paper, and instruments. Post-move support runs Wednesday through Friday, August 19 to 21, when teachers return to the building to unpack and settle in, with the moving vendor and JLL on site to assist.
13.00	Invoices – Discussion & Possible Vote	
I-II.	Jones Lang LaSalle Americas, Inc. – Invoices #USPDS190076 and #USPDS190077	Contractual invoices dated 07/28/2026, per the contract values.
	Motion:	To approve JLL Invoice #USPDS190076 dated 07/28/2026 in the amount of \$6,062.00 and JLL Invoice #USPDS190077 dated 07/28/2026 in the amount of \$46,764.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection Vote count not stated on the recording
III.	Turner Construction – Payment Application #29 – 07.31.26	A roll call vote was taken, consistent with the Committee's practice for Charter invoices.
	Motion:	To approve Turner Construction Payment Application #29 dated 07/31/2026 in the amount of \$2,979,952.58.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Roll Call Vote:	Unanimously approved, 8-0-0 Absent: Caspi Roll call: Fisher: Yes; Cowie: Yes; Klair: Yes; Chaney: Yes; Poccia: Yes; Turner: Yes; Kilgallen: Yes; Rossetti: Yes
14.00	Professional Team Update	
I.	Approval Letters (ALS) – Discussion & Possible Vote	See sub-item A.

A.	AL-053-R0 – RFI-447 – Electrical Modifications for Air Compressor \$2,953.00	The approval letter was reviewed and approved by both SLAM and JLL. Funded by allowance.
	Motion:	To approve AL-053-R0 (RFI-447 – Electrical Modifications for Air Compressor) in the amount of \$2,953.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Mr. Harry Fisher
	Vote:	Unanimously approved by no objection, 8-0-0 Absent: Caspi
II.	Change Orders (COR) – Discussion & Possible Vote	See sub-item A.
A.	Thompson Lock & Supply Corp. – Sales Order #252450 – 07.30.26 – Install 413 Permanent Cores, Remove Construction Cores & Test All \$15,770.00	Thompson Lock & Supply is the school district's preferred vendor; the cylinders and cores for the locks throughout the building are Owner-procured and supplied. The Owner takes control of the locking systems, the door hardware, and the keys, which is why this is an Owner item rather than a Turner item, so that control of access remains with the Owner.
	Motion:	To authorize Thompson Lock & Supply Corp. Sales Order #252450 dated 07/30/2026 to install 413 permanent cores, remove the construction cores, and test all, in the amount of \$15,770.00.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie
	Vote:	Unanimously approved by no objection, 8-0-0 Absent: Caspi
III.	State School Construction Grant Reimbursement Request #4 – (Nov 2025 – Jan 2026) – Additional Feedback Received 07/23 – Response 07/31	Dr. Jones received feedback from the State, which is requesting a revision to one aspect of Application #4; that revision is in process. Given the delay on the State's end, the application will be updated to include activity through the end of July 2026. The State is also revising its application process, and processing durations are now reported at approximately three months. The State made clear that all supporting documentation must be submitted at the time of application, failing which the applicant must resubmit and loses its place in the queue, which may have occurred in this instance as documents were sent after the original submission. The Committee expressed frustration with the length of the delay.
15.00	Construction & Schedule Update (Turner Construction)	
I.	Owner Issued – Change Order No. 001 (AIA G701-2017) – 07.22.26 – Executed 07/28	For the record: Change Order No. 001 on AIA Form G701 was reviewed, approved, and executed on July 28, 2026. It incorporates the early completion incentive previously approved by the Committee. The executed change order will be distributed to Turner today.
II.	Site Safety	Turner reported no incidents since the last CMSBC meeting two weeks ago. The average workforce is approximately 96 and has held at that level over the past two weeks.
III.	Schedule Risks	See sub-items A–C.
A.	MEP Commissioning / Turnover / Training	Training schedules are being circulated by Turner. Mechanical training is planned first, followed by kitchen training, with owner training for the theater and gym equipment closer to the start of school. The Committee asked that Town personnel who should attend or receive the recordings be included, specifically naming the Town Clerk given that RTM functions will take place at the school, and asked Turner to provide approximately one week's notice of training dates through JLL rather than day-of notice. Turner confirmed manufacturer schedules will be shared. Mr. Laucella was invited to identify anything Emergency Management wishes to attend and will be connected with the right people.
B.	Phase 1 Substantial Completion – 08/21/26	The August 21, 2026 date is contractual with Turner; the Committee is targeting August 11, 2026 for the TCO and August 21, 2026 for the balance.
I.	Binder Course Paving	Originally scheduled for August 3, 2026 and postponed due to rain. The next available day is Wednesday, August 5, 2026, for the front circle area.
II.	Final Top Coat Paving	Likely to be pushed from the August 9-10, 2026 weekend. Turner is coordinating with the site subcontractor to install the porous asphalt first, potentially this weekend, so that the top coat is not damaged during that work, with the final coat to follow. Dates will be shared once confirmed.
III.	Other – Health Department Inspection	The Health Department is on site today to inspect the entire kitchen area, which together with the hot water sign-off is the last inspection required to green-light kitchen operations. The Anslu system was checked with the Fire Marshal and signed off on August 3, 2026.
C.	Phase 2 (Athletic Fields, Landscape, and Hardscape)	Still tracking. Demolition of the media center and the gymnasium is proceeding under the partial permits issued by the Building Department, and the project is currently in good shape. Obtaining the full demolition permit remains the priority; see Item 11.I.A.i.
IV.	Utilities – Initial MEP Startup	See sub-items A–F.
A.	Gas Energized – 07/23	Complete.
B.	Boilers Startup – 07/27	Complete.
C.	Domestic Hot Water – 07/24	Complete. The associated plumbing inspections were part of the major inspection push, and the second floor and first floor have been signed off, leaving the hot water in good shape.
D.	MEP Generator Startup – 07/29	Complete. See Item 11.II.A.ii for the August 5, 2026 emergency lighting and generator test.
E.	Security Systems – Status	Targeted for August 14, 2026. JLL will coordinate the timing with the district's security lead as the systems are started up and commissioned, and will keep Mr. Laucella in the loop so Emergency Management can participate.
F.	Public Announcement Servers – Status	JLL will coordinate with the vendor.
V.	FOI Request June 2026 for Payroll	A Freedom of Information request was received in June 2026 for payroll information, and the information was submitted the prior week. The request came from an outside agency that monitors payroll status rather than from a Town resident. The original request was made in March 2026, and the same agency has made multiple follow-on requests, each of which was responded to.
VI.	Two-Week Look Ahead	Interior work over the next two weeks is primarily cleaning and punch list of the building itself. The major push is outside, bringing the site up to subgrade, together with the paving in the front and line striping. The Orchard Street work is planned to be completed this week, and the sewer work will take place on Indian Rock Lane. Phase 2 demolition continues, along with relocation of fencing and egress routes to separate the Phase 1 school from the Phase 2 work area. The Phase 2 trailer has arrived and setup will begin as the team moves out of the front area. Chairman Rossetti asked Turner to continue pressing the site subcontractor's leadership given the volume of site work remaining.
16.00	Committee / Working Group Reports	
I.	Regulatory Working Group (RWG)	Addressed under Item 11.I.A.iii; the Planning & Zoning item list will be shared with the group.
II.	Communications Working Group (CWG)	No separate report.
III.	Design Review Committee (DRC) – Mortar Review	Ms. Poccia reported that the Committee is awaiting direction from Mr. Martocchio (SLAM) identifying the locations, which SLAM has now issued in its field report. The contractor will then be asked to price what it would take to make the mortar appear unified throughout. Turner will take that back and discuss means, methods, and cost, and report to the Committee, after which the Committee will determine how to proceed.
17.00	New Business	
I.	RTM and Board of Education Use of Central Middle School – September / October 2026 (added by motion during meeting)	Pursuant to the motion adopted under Item 2, the Committee discussed the advisability of the RTM holding its September 28, 2026 meeting, and of the Board of Education holding its September meetings, at Central Middle School. Mr. Chaney reported the Board of Education could hold its meetings at the school if parking is solved for, that a contingency plan is in place, and that in his personal view the TCO and related items should be secured first. Town Clerk Budkins explained that the September call goes out August 28, 2026, so the location must be settled and posted; that her technology team requires a walkthrough to confirm power, Wi-Fi, and Ethernet capacity, as the RTM runs a hybrid meeting with online voting and could have on the order of 200 devices in use in addition to the meeting equipment; and that she is concerned for attendee safety and would need to understand what would be required of her to manage attendees browsing the school. She confirmed she is working on a contingency plan with other schools and would discuss any decision with the RTM Moderator first. Chairman Rossetti reported receiving two emails from the RTM Moderator expressing a strong desire to hold the first meeting on September 28, 2026 at the new school, and noted the interim configuration provides approximately 60 parking spaces, roughly doubling at the end of October 2026. Mr. Fisher characterized the new school as an attractive nuisance that will draw large attendance, said that asking the RTM to carpool would not work given approximately 230 members, and noted that parking at the church is now a much longer walk requiring travel around a construction area. Ms. Kilgallen clarified that although insurance transfers to the Town and the district at TCO, under the law the Building Committee remains the owner of the building until Phase 2 is complete, final certificate of occupancy is obtained, and the building is submitted to and accepted by the Board of Education, with the school effectively a tenant until then; she also noted GPS has a construction stop on all rentals at CMS through January 1, 2027, with these two requests set aside from that process. Ms. Cowie noted that parking narratives were provided to DPW and Planning & Zoning for the TCO and that comparable narratives would be needed from the Board of Education and the RTM, and raised the risk of traffic backing up onto Orchard Street. Selectwoman Rabin recommended both bodies look for an alternative location, citing prior building committee experience. Further concerns were raised regarding the inability to control for demonstrations or First Amendment activity, egress and evacuation planning for each meeting, whether police presence would be required given the new site, and the outstanding auditorium punch list. Mr. Chaney and Mr. Sampanaro suggested postponing a vote to the August 18, 2026 meeting to allow progress on the auditorium and to give the RTM and the Board of Education an opportunity to address the issues. Mr. Fisher moved instead.
	Motion:	To require the Representative Town Meeting and the Board of Education to hold their September and October 2026 meetings at a different location, and not to permit the use of Central Middle School for those meetings.
	Moved by:	Mr. Harry Fisher
	Seconded by:	Ms. Clare Kilgallen
	Roll Call Vote:	Approved, 4-2-0 Opposed: Chaney, Rossetti Absent at the time of the vote: Caspi, Turner, Poccia Roll call: Fisher: Yes; Kilgallen: Yes; Cowie: Yes; Chaney: No; Klair: Yes; Rossetti: No
II.	Follow-Up Communication	Ms. Kilgallen will draft a note transmitting the decision to the Representative Town Meeting and the Board of Education. At Ms. Cowie's request, the note will state the specific reason, being the interim parking configuration of approximately 60 spaces, and the timetable, being that the permanent hardscape and parking configuration is not complete until the end of October 2026. The draft will be circulated to the Committee so that all salient comments and the tone can be reviewed before it is sent. It was noted that the RTM Moderator was invited to this meeting and that a copy of the recording, which is public information, can be shared with her.
18.00	Next CMSBC Meeting	Tuesday, August 18, 2026 – 8:00 AM – 101 Field Point Rd., Town Hall, Mazza Room (Hybrid)
19.00	Adjourn	A motion to adjourn was made and seconded by Ms. Steph Cowie. The meeting was adjourned at 9:30 a.m.
	Motion:	To adjourn the meeting.
	Moved by:	Ms. Clare Kilgallen
	Seconded by:	Ms. Steph Cowie

	Vote: Unanimously approved by no objection

FINAL Prepared by:

Christina Poccia, Secretary
Central Middle School Building Committee