

Approved Meeting Minutes – Site Sub Committee to the Wilbur Mc Mahon Schools Building Committee

Dec. 31, 2009 8:40 AM

Town Hall Council Chambers

Mike Steers, Lynn Brousseau (left at 9:45 AM), B.G. Shanklin, Margaret Manning, Tom Alder, Dave Mac Gregor, Don Gomez

- 1. Previous minutes of 12/22/09 as prepared by Tom Alder approved**
- 2. Executive Session was not held due to improper designation in posted agenda.**
- 3. Discussed options 1-7, developing pros and cons of each option – Still being developed**
- 4. Discussed what further information was needed for the existing site**
 - a. Lot 8 and 11 – from Odd Fellows Hall to Western end of Lot 11**
 - i. Site is under joint jurisdiction of the Town and the School – RIDE's funding only attributable to the parts of the project on land controlled by the school.**
 - 1. Clarification of control and use**
 - 2. Clarification of process of granting authority over use**
 - 3. Is a town meeting needed to transfer stewardship of whole or partial parcels to the schools control.**
 - ii. Need a registered site survey**

- 1. Site survey – approx. \$7K-\$9K for existing survey – including Wetlands expert – post construction as-built alterations to plans, not included**
 - 2. One week to write notice, two weeks for notice, two weeks additional for contractors response, minimum one week for selection, and possible delay for a start date – 6 week process**
 - 3. The survey needs to have water table review completed by early April with two or three monitoring wells in locations not upsetting the septic system or recreational areas**
 - 4. Wetlands Experts review needed – Wetlands edge needs to be established - EIS is not required**
 - 5. Location of services: water supply, storm drainage, electrical, sewage lines etc.**
 - 6. Topographical information**
 - 7. The Architect will need a survey to prepare the schematics**
 - 8. Soil conditions for soil stability needed with 8 or 10 holes required (and refilled immediately)**
 - 9. Both potable water supply and storm water run off from a larger building and larger parking area needs to be calculated**
 - 10. Deeded site restrictions – any possible agricultural, open space, etc. restrictions need to be brought to light if existent when land was deeded to the town – on review of documents in town, available information says there are no restrictions but a title search should be initiated to confirm this.**
 - 11. Setback lines – 25 foot rear and side yard, 30 foot front yard**
- iii. Need information on project as required by law and as**

necessitated by program

1. Parking

2. Vehicular access

3. Traffic study – specifically impact on different site entries and parking locations – Study needs to reflect use of building and recreation fields for specific public functions

4. Field requirements for physical education

5. Playground size, equipment and parking requirements

6. Turning radii and access requirements for expected busses, fire trucks

5. It was determined that the following recommendations be made to the building committee

a. Legal restraints be researched for the use of Lot 11 – specifically

i. Assignment of the lot to the School by the Town

ii. Whether such assignment is by Town Council or Town Meeting approval

iii. Perform a title search of Lots 8 & 11 including confirmation of any covenants or restrictions

iv. Determine what or if legal distinction is needed between the Town and the School for purposes of conforming to RIDE land control regulations

b. A site survey is needed and an RFP should be prepared to do so.

6. Meeting adjourned at 11:30 AM

7. Minutes Approved 1/11/2010