

Pepperell Building Committee
Meeting Minutes
Tuesday, November 30, 2021, 5:00 pm
Remote via GTM. Meeting was recorded.

Attendees, Building Committee Members: Catherine Lundeen, David Scott, David Stairs, Andrew MacLean, Brian Borneman, David Querze, Joe LoBuono; **Others: Vertex** Bryan Jarvis, Bryan Fors (Call 02), **Tecton** Jeff McElravy, Rebecca Hopkins, **JGPR** Tom Zuppa, **citizen** Gabriella Garilov

Cathy Lundeen started the meeting promptly at 5 pm and introduced Bryan Jarvis to conduct a review of the 14 conceptual designs and the criteria matrix of advantages/disadvantages for each.

The Peter Fitzpatrick location had eight concepts. Major disadvantage of the site included shared use of the space with a community center, need to remove some/all existing buildings, or locate in rear of property impacting neighbors, forested areas, and adding cost for a retaining wall and a longer driveway. Major advantage is central location and overall size of the parcel.

The Jersey Street site had six concepts. The site disadvantages include a natural gas line running through it, possible disruption of an Area of Critical Environmental Concern, a smaller than ideal acreage, and sharing access with the Highway Department on the rear of the parcel. Advantages include its current use, adding a second DPW access point, a level lot, better traffic circulation and an anticipation that total development costs might be lower.

The criteria matrix was displayed with each of the criteria displayed in color coding with Green being more advantageous, Yellow somewhat neutral, and Red being disadvantageous.

Members of the committee then discussed their perspectives on the sites. David Scott, Brian Borneman, David Stairs, Joe LoBuono, Cathy Lundeen and David Querze all reiterated that they preferred the Jersey Street site overall.

Andrew MacLean made a motion to select the Jersey Street site as the preferred site for further consideration. Brian Borneman seconded the motion. It passed unanimously, 7-0.

Jeff McElravy then asked to clarify next steps. The discussion on the Jersey Street site indicated the committee was divided on Options E and F. Jeff is going to prepare an Option G to include moving the outbuilding to the rear of the building design, maintaining the second DPW access route, and improving the traffic flow around these changes.

The working group will next meet on 12/06/2021 at 9:30 am (remotely). Rebecca Hopkins will set up an invitation. The discussion will be on Option G, programmatic changes, and scheduling a site survey.

Brian Borneman motioned to adjourn, Joe LoBuono seconded. The meeting adjourned at 5:39 pm.

Draft: ASM.

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