

Town of Dennis Wixon School Building Committee
March 6, 2024
3:06pm

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Minutes:

Committee Members Present: Cleon Turner – Chair, Paul McCormick – Secretary, Jim Plath, Bob Prall, Chuck Deluga (via Zoom), Gary Barber, Richard Colby
Staff Liaison - Greg Rounseville, Assistant Town Administrator

Others Present:

Henry (Hank) Bowen, Chair Recreation Commission
Brien Hines, Diane Ota, public

Chair called the meeting to order at 3:06 pm

Discussion:

Wixon School Site Visit:

All of the committee stated that they had seen the school. Mr. Turner said that he was not overly discouraged. Mr. Colby stated that the building had deteriorated quite a bit since his departure (previous Principal). Mr. Rounseville said that the generator needs \$18,000 worth of work. There is asbestos in 75% of the building. Heating oil in tank needs to be removed. Discussion ensued regarding whether the oil removal was the Town's responsibility or the School District, consensus that oil posed a liability and support for removal. Town is working on assessment. Nitsch Engineering is doing a complete as-built, wetlands, pickleball, and septic inspection and environmental site assessment, phase I and II. Discussion continued of oil tank contents. The asbestos abatement program cost the School District approximately \$200k per year and the Town also needs to have an asbestos management plan in place prior to usage. Mr. Plath said that the asbestos could be overcome. Mr. Barber stated that the biggest issue is the assessed value and if repairs are more than 50% of that value trigger an entire compliance with existing code. He also stated that there may be a mold issue. Mr. Plath asked whether a recreational program could be considered educational in nature. Mr. Deluga said that he thought the certain parts of building were in good shape and salvageable, but he was concerned about cost. Mr. Rounseville indicated any future use would be dictated by funding repairs, maintenance, insurance (requiring minimum occupancy), asbestos management, staffing, etc. and it may be premature to entertain any projected use until all the above is determined and it also may give the public an unreasonable expectation of usage without considerable effort. The Committee asked if the Town's Building Commissioner could be invited to a meeting on a future date.

Mr. Rounseville handed out materials and topics were discussed.

11-15-17 PERKINS EASTMAN REPAIR (WORK NOT PERFORMED)

3-1-18 CEILING REPAIR REPLACEMENT PLAN & SPECIFICATIONS (WORK NOT PERFORMED)

7-6-23 WIXON SCHOOL CODE EVALUATION

Mr. Turner passed out a draft survey questionnaire for possible future meeting topic. Mr. Barber felt that a survey should have open ended questions. Mr. Plath had concerns that the public doesn't know the condition of the building and there should be more information provided to the public regarding condition. Mr. Turner cautioned the Town on any future designation of the site for one use i.e. conservation, open space etc. and it should be general municipal. The next meeting was scheduled on March 20th and on April 3rd, both at 3:00 pm

Adjournment:

Mr. Colby moved to adjourn at 4:19PM, Mr. Plath seconded.

Roll call vote - unanimous

Respectfully submitted,
Paul McCormick, Secretary