



NORTH MIDDLESEX REGIONAL SCHOOL DISTRICT  
ASHBY ELEMENTARY SCHOOL BUILDING COMMITTEE  
Ashby – Pepperell – Townsend, Massachusetts

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**MEETING MINUTES – October 25, 2022**  
Virtual via Zoom Meet

**PRESENT**

Chairperson	June McNeil	School Committee Member
	Lisa Martin	School Committee Member, Alternate
	Brad Morgan	Superintendent
	Nancy Haines	District Business Manager
	Jeremy Hammond	Director of Technology ~ Absent
	David Amari	District Facilities Director
	Dan Johnson	District Facilities Director, Alternate
	Anne Cromwell-Gapp	Ashby Elementary School Principal
	Karen Walsh	Ashby Elementary School Staff Member
	David Nadeau	Ashby Selectboard Member
	Scott Hobart	Community Member, Ashby
	Dawn Roy	Community Member, Ashby
	Walter Hansen	Community Member, Ashby, Alternate ~ Absent

1. The Chairperson, June McNeil, opened the meeting at 5:02 pm and announced the Committee was meeting in a virtual setting, fully remote via teleconferencing, practicing social distancing, and in accordance with the Governor's suspension of specific open meeting laws.

Roll Call:			
June McNeil	Yes	Anne Cromwell-Gapp	Yes
Lisa Martin	Yes	Karen Walsh	Yes
Brad Morgan	Yes	David Nadeau	Yes
Nancy Haines	Yes	Scott Hobart	Yes
Jeremy Hammond	-	Dawn Roy	Yes
David Amari	Yes	Walter Hansen	-
Dan Johnson	Yes		

2. Ms. McNeil informed the Committee and attendees that the Ashby Elementary Building Committee's next meeting would be at 5:00 p.m. on November 15, 2022.
3. David Nadeau motioned, and Scott Hobart seconded the Committee vote to approve the AES Building Committee meeting minutes dated September 27, 2022, as presented.

Roll Call:			
June McNeil	Yes	Anne Cromwell-Gapp	Yes
Brad Morgan	Yes	David Nadeau	Yes
David Amari	Yes	Scott Hobart	Yes
		Dawn Roy	Yes

*Vote: The motion unanimously passed 7/0/0.*

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4. Meeting Norms and Mission Statement

School Committee Meeting Norms were reviewed. The committee decided (without a formal vote) to adopt the norms for the AES Building Committee Meetings. The committee also drafted a mission statement as follows: To explore potential options to make a recommendation to the School Committee that will resolve AES building deficiencies keeps AES open and functional for several decades to come, give Ashby students an equitable education experience to their NM peers, and be agreeable to all stakeholders.

5. Discussion of Tour and Boiler

Scott Hobart spoke about a leak in the boiler. Brad Morgan mentioned a temporary emergency replacement would cost a similar amount to a new one. Dan Johnson received a current quote for \$59,975 for a new boiler (only); however, the boiler is not in stock until possibly January. David Amari said a system upgrade might be needed, which could cost over \$100,000. Dan Johnson mentioned that the town looked into replacing the boiler with a grant a few years ago. Nancy Haines clarified that the Ashby Green Energy Committee looked into that. David Nadeau said he would try to obtain more information. Scott Hobart spoke about the other points of interest in the tour, such as where a new elevator could be placed (perhaps the custodian office area). He also mentioned the current ADA complaints. Mr. Hobart spoke about the old wing and whether it could be saved and repurposed after abatement or if it needed to be demolished. June McNeil mentioned that if it could be repurposed, perhaps a senior center in that wing could open up more grant opportunities. Ann Cromwell-Gapp reiterated that the school does not need space

6. Discussion of Options and Feasibility Study

Nancy Haines spoke to Ashby’s Assessor to obtain rough estimates on the cost impact on taxpayers. Looking at the options presented by Perkins Eastman, taxpayer costs per year range from \$500 per household for \$9M in repairs, \$1,085 per household for \$21M in renovations, and approximately \$1,500 per household for \$29M new build. The fourth option was if students were transferred to Townsend and AES closed, a \$184 per household cost after figuring in MSBA grant and Ashby percentage based on enrollment. These would be 30-year increases. The committee discussed when and how to approach the feasibility study and statement of interest to MSBA. For the next meeting, the committee will review the SOI and RFP samples from the high school project. The committee will begin to draft the scope of services for a feasibility study at the next meeting.

7. Other Business

David Amari suggested a public survey for community input. Nancy Haines reminded the committee that a public survey was done through the Collins Center.

8. The next meeting will be on November 15, 2022, at 5:00 pm

**ADJOURNMENT**

Ann Cromwell-Gapp moved, and David Nadeau seconded to adjourn the meeting at 6:15 p.m.

Roll Call:			
June McNeil	Yes	Anne Cromwell-Gapp	Yes
Brad Morgan	Yes	David Nadeau	Yes
David Amari	Yes	Scott Hobart	Yes
		Dawn Roy	Yes

*Vote: The motion unanimously passed 7/0/0.*

Documents Reviewed / Referred To

- 2022 10/25 AESBC Agenda
- 2022 09/27 AESBC Minutes
- Habeeb & Associates report
- Collins Center report
- Perkins Eastman report
- School Committee Meeting Norms

Respectfully submitted,  
June McNeil

**APPROVED:** November 15, 2022

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