



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

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**MEETING MINUTES – March 7, 2023**

Ashby Elementary School, 911 Main St, Ashby MA

**PRESENT**

Chairperson	June McNeil	School Committee Member
	Lisa Martin	School Committee Member, Alternate
	Brad Morgan	Superintendent
	Nancy Haines	District Business Manager ~ absent
	Jeremy Hamond	Director of Technology ~ absent
	David Amari	District Facilities Director
	Dan Johnson	District Facilities Director, Alternate
	Anne Cromwell-Gapp	Ashby Elementary School Principal ~ left at 5:45pm
	Karen Walsh	Ashby Elementary School Staff Member ~ left at 6:00pm
	David Nadeau	Ashby Selectboard Member
	Scott Hobart	Community Member, Ashby
	Dawn Roy	Community Member, Ashby
	Walter Hansen	Community Member, Ashby, Alternate

Also in attendance

Michael Bussell	Ashby Interim Town Administrator
Michael Sauvageau	Ashby Building Inspector

1. The Chairperson, June McNeil, opened the meeting at 5:02 pm.

<b>Roll Call:</b>			
June McNeil	Yes	Anne Cromwell-Gapp	Yes
Lisa Martin	Yes	Karen Walsh	Yes
Brad Morgan	-	David Nadeau	Yes
Nancy Haines	Yes	Scott Hobart	Yes
Jeremy Hammond	-	Dawn Roy	Yes
David Amari	Yes	Walter Hansen	Yes
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 March 21, 2023.
3. David Amari motioned, and David Nadeau seconded the Committee vote to approve the AES Building Committee meeting minutes dated February 7, 2023, as presented.

<b>Roll Call:</b>			
June McNeil	Yes	Anne Cromwell-Gapp	Yes
Scott Hobart	Yes	David Nadeau	Yes
David Amari	Yes	Dawn Roy	Yes

*Vote: The motion unanimously passed 6/0/0.*

4. Discussion of Next Steps: David Amari noted that 2 units for the gym need to be refurbished and that the gym could potentially be put on a separate heating system for a cost savings since it is only used once a week. Ann Cromwell-Gapp reiterated the gym was only used regularly on Wednesdays. Other projects for the gym include floors and bleachers but those are not urgent and could be part of a 2+ year plan. Several years ago the bleachers were quoted at \$50,000 for both sides. There is \$19,000 from fundraising aside to be used towards bleachers on one side of the gym.  
 Michael Bussell suggested mini splits for the gym and throughout the entire building. He noted that if approved for a green energy grant, 100% of costs would be covered. The application period is this spring and grants are awarded for fall projects. David Amari noted the new boiler would not be available until December if ordered now and would be a cost of \$60,000-70,000. He is also sourcing a quote from Ecosystems for a geothermal heat source.  
 Per David Amari, a project that should be done immediately is boarding up the windows of the old wing and setting up an exhaust fan to address airflow and odor.  
 David Amari reiterated that the chair lift is out of compliance and unable to be repaired. The cost of a new chair lift has been quoted at \$52,000. Nancy Haines will request bids since it falls under criteria of a state contract.  
 David Amari noted that the stairs are wood and the riser can potentially be adjusted in house. He and Michael Sauvageau discussed heights for compliance and stated it will be very close but they expect it will fall in line so that only 2 steps need to be adjusted. Mike Sauvageau stated that the handrail height is within compliance and no work is needed on it.  
 Discussion ensued regarding the ramp and handrail at the front entrance. Mike Sauvageau measured and said the ramp is actually at specifications of a walkway, not a handicap ramp, in which case no modifications would be required. He requested a copy of the ADA complaint to ensure that all requirements have been addressed.  
 David Amari explained the H-shaped crawlspace 'pit' containing piping for steam, water, and septic. He said potentially we could run a steam line through the ceiling however if we went geothermal, we may need the crawlspace. We also potentially could shut down one side. We need to get quotes on abatement of those sections. The water lines are from 1989 and the septic pipes are original. The tunnel is about 3000 square feet, 460 linear feet. Mike Bussell noted that if we can avoid abatement of the tunnels by rerouting water and moving to mini-splits for a heat source, that will save a substantial amount of money. Scott Hobart noted an abatement report is little to no cost and will give the committee accurate quotes to work with.  
 Michael Bussell reiterated that the state is supplying 100% grants to get town buildings off fossil fuels. He will speak with Jim Hubert on the Green Energy Committee for the schedule and more information. Michael Bussell asked if volunteers could assist to help relieve some of the burden on David Amari and the district facilities department. He noted that while volunteers may be limited in what they could do, they could perhaps help with things like carrying and stacking plywood or supplying a lift and tools. He stated

the town has many resources and volunteers ready, if applicable. Nancy Haines stated that any volunteer work would need to be vetted through the district insurance company prior to accepting any assistance.

The committee agreed on the following action items:

1. Research timeline and procedure for green energy grant application for mini-splits – Michael Bussell
2. Obtain Abatement report/quotes – David Amari, Scott Hobart could assist with resources
3. Stair tread – David Amari while consulting with Michael Sauvageau
4. Drain on gym roof – David Amari
5. Chair lift – Nancy Haines to work with David Amari on requesting bids
6. Make old wing safe and ventilated – purchase plywood, begin boarding windows, set up exhaust fan – David Amari to facilitate and form team to do the work.

The committee agreed no cosmetic work should begin until we have a solid breakdown of costs for urgent repair projects. The committee agreed to not pursue a new boiler for now but to retain the funding in case it is needed in an emergency situation.

5. Public Comment – none
6. Other business – none
7. Next meeting – March 21, 2023 at 5pm

#### ADJOURNMENT

David Nadeau moved, and Dawn Roy seconded to adjourn the meeting at 6:37 p.m.

Roll Call:			
June McNeil	Yes	David Nadeau	Yes
Scott Hobart	Yes	Dawn Roy	Yes
David Amari	Yes		

*Vote: The motion unanimously passed 5/0/0.*

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#### Documents Reviewed / Referred To:

- 2023 3/7 AESBC Agenda
- 2023 2/7 AESBC Minutes
- AESBC Committee Update from Dave Amari

Respectfully submitted,  
June McNeil

**APPROVED:** March 21, 2023

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