



Town of West Newbury Board of Selectmen

Saturday, February 24, 2018 9:00 a.m.
381 Main Street, Town Office Building
www.wnewbury.org

Chairman David Archibald called the meeting to order at 9:00am. In attendance were Selectmen David W. Archibald, Chairman, Glenn A. Kemper and Joseph H. Anderson, Jr. Others in attendance were DPW Director Gary Bill and many residents.

Regular Business

I. Page School

Chairman Archibald called the meeting to discuss the recent updates on the Page School. He stated that due to the water damage rehab there was possible asbestos in different areas of the school. It was discovered in the office when a contractor was in the process of repairing the tile floor. Due to this recent discovery necessary testing was done. There were multiple tests conducted, which resulted in having to do an abatement.

Another issue that arose due to the water damage were holes in the ceiling above the suspended ceiling. Once the suspended ceiling was removed it showed pre-existing holes in the ceiling and Superintendent Mulqueen requested for the holes to be inspected and repaired, if necessary. Gary Bill, DPW Director, stated that he is working with a company that is coming out on Tuesday 2/27/2018 and they will develop a plan regarding the holes for fire safety. The cost for the service will be \$5000 which will include a repair plan. The Board will notify the Town when they get the results.

During the process of repairing the school, the town was informed that there needs to be a new generator and transfer switch for the following school year. The Town has been working with a company to engineer the specifications.

While there is still work that needs to be done a lot of the work has been completed. Mr. Bill stated that all the plumbing, painting, and electric work is finished except in the boys' bathroom. A fire alarm test was completed as well as the sprinkler system, all is in working order.

A resident questioned why the issue from the holes in 2014 is an issue now, and a permit wasn't pulled. The Board stated that the proper procedure was done correctly but the issues weren't known until the suspended ceiling came down due to the recent water damage.

Mitch Salkovitz stated his concern with the lack of management on this project. Selectman Kemper stated that they are managing the situation the best they can, but they are being inundated with more issues from the school district. Salkovitz feels that the Town is buying time

to fix issues from the past. He also questioned certain electric repairs that appear unnecessary. The Board explained that Superintendent provided a letter to them stating the electric issues need to be addressed and will not allow the school to be occupied until they are repaired. Selectman Kemper clarified that the boy's bathroom was devastated and needs complete new fixtures. Furthermore, while the repair for the bathroom was catastrophic it was not a reason as to why the school has not reopened. Salkovitz questioned the emergency generator being brought up now. Selectman Kemper stated that the generator problem was brought to their attention from the school. Selectman Kemper explained that they want the kids back in the school as soon as possible, but information has been brought to their attention from the district and the work needs to be completed. Salkovitz also expressed his frustration with the poor communication throughout the duration of this project.

Andy Murphy, Chairman of the School Committee stated that in the regional agreement there is a clause when it is okay to close an elementary school. The clause states the school will stay open except by a defined emergency determined by the School Committee. He also stated that it can be decided by a vote from the school committee to reopen the school therefore ending the emergency. This would involve 2/3 of West Newbury representatives from the district being in favor of ending the emergency.

Jen Solis, Daily News stated there is a communication conflict regarding the certificate of occupancy. Selectman Kemper stated that the school has a certificate of occupancy, but when issues arise like as with what has occurred with the Page School, certain conditions need to be signed off on before reopening of the school. The Board clarified that if there are fire issues that need to be addressed because of the holes in the ceiling then they will be addressed. Selectman Kemper also clarified that the asbestos testing was negative, and that report was submitted to the Superintendent.

The Board discussed that if any further testing is necessary than it will be done. Ray Atolpious, questioned the financial impact. Selectman Kemper stated that the Town has a \$10,000 insurance deductible for the repairs due to the water damage. The school district must deal with their insurance company on the contents of the building. Atolpious also questioned the definition of an emergency to close the school. Murphy stated the school committee did not vote to close the school. He had a discussion with Dr. Mulqueen in which it was discussed that between the water damage and mold it was obvious that the school was in a state of emergency.

Kelly Woodsom questioned the emergency vote with the School Committee. The Board confirmed that the School Committee has the power to reopen the school per the 2/3 vote. She questioned why Dr. Mulqueen is not present at this meeting. Selectman Kemper stated that he believes that he may not have been aware of the meeting. She also expressed her frustration with the miscommunication.

A resident requested a summarized consolidated timeline.

Ryan Goodwin questioned if the Superintendent is leveraging needed work for the school since its currently closed. He asked what the process is to generate an occupancy permit. Selectman Kemper will provide him the information tomorrow.

Lisa Meduzio questioned if the school committee has the power to overrule the superintendent. The Board responded yes.

A resident expressed her frustration since a few weeks ago it appeared everything was going well including the asbestos results, and now things don't appear to be moving along.

Jack Foley questioned the jurisdiction justification. He also questioned the worst case asbestos report. Selectman Kemper summarized the finding of potential asbestos in the building, which was in two places in the building.

II. Board of Health: Fabric/upholstery at the Page School

The Board of Health, Chief Building Inspector and Fire Chief sent a letter to the Superintendent regarding fabric/upholstery found in the building which must be cleaned regularly to counter any dust mites in the building.

III. Conservation Grant

Not discussed

IV. Communications

Not discussed

Note: During the middle of the meeting Chairman Archibald had to dismiss himself.

Selectman Anderson motioned to adjourn. Seconded by Selectman Kemper, and it carried 2-0-0.

Respectfully Submitted,

Lori Dawidowicz
Recording Secretary