**MINUTES**

**TOWN OF LEBANON CT**

**Jonathan Trumbull Library Building Committee**

**Special Meeting**

**Thursday May 13, 2021– 6 PM**

Members present: Jim Russo (Chairman), Maggie McCaw, Lisa Matson, Vincent Shea, Julie Culp, Cathe McCall, Linda Wallace, Chris Darrow

Others present: Matt Earls (Library Director), Kevin Lipe (Jacunski Humes LLC), Brandon Handfield (Town Engineer), Phil Chester (Town Planner), Jonathan Sczurek (Megson Heagle & Friend)

1.0 **Call to Order**

The meeting was called to order by Chairman Russo at 6:03.

2.0 **New Business**

**2.1 Review Site Development Drawings/Pervious Pavement System as approved by SHPO.**

1. It has taken a year to with SHPO and the plans reflects all of their requirements. Proposed Drawings indicate 15 parking spaces. The required pervious pavement is Turfstone as mfg. by UNILOCK Pavers.
2. J A Rosa is going to have a construction fence with gates north of the Building Pad. A connecting walking path from east to west will not be undertaken. (Land Ownership in Lawsuit)
3. There will be a low guardrail between the 8 eastern parking spaces and Rt. 87.
4. Site lighting shall consist of 8 - 12’ light poles and 6 – bollard type. Fixture Type shall match lights at Town Hall Parking log
5. Alden Tavern Parking Lot linkage will be identified for parking overflow. Existing cross walk across RT 87 will be utilized.
6. Bike Rack will be situated in front of the main stairs.
7. Front Stairs to be only 4 Treads to Library floor level.
8. According to Maggie, we need to submit site development drawing to Historical Society (as conservators). Jim Russo and Phi shall expedite.
9. The final drawing set will meet the conditions set by the Planning and Zoning Commission per their letter of 12/30/ 2020.
10. Phil (town planner) will schedule meetings with Lebanon Green Design Review Board and PZC after receipt of final drawings.

**2.2 Review Site Sanitary Drawings as Approved by UNCAS Health District**

1. The sanitary design meets the requirements of UNCAS Health and the LBC. We will use decorative boulders to prevent parking over the septic field.
2. By the time the Library is completed, hopefully the Church septic field will be relocated off library parcel.

**Motion to approve the preliminary site plan as amended 5/13/2021 based on discussion by Von, 2nd by Maggie.**

**Passed unanimously.**

**2.3 Review and Act Upon engaging Mystic Quality Air Consultants Inc for HAZMAT Site**

**Monitoring in the amount of $8920.00**

Motion to approve **engaging Mystic Quality Air Consultants Inc for HAZMAT Site**

 **Monitoring in the amount of $8920.00 by Vin, 2nd Maggie.**

**Discussion: Are there other firms that can be asked for bids? When is the general contractor planning to start? Library will be moved in early June.**

**Motion passed 6-1 (Chris)-1(Cathe).**

**2.4 Review and Act Upon engaging Tri State Material Testing Lab, LLC for on Site Observations and Laboratory Testing as required by the Statement of Special Inspections. Cost’s hall be invoiced per the State of CT DAS Procurement Contract #19PSX0223**

Motion to engage Tri State Material Testing Lab, LLC for on Site Observations and Laboratory Testing as required by the Statement of Special Inspections. Costs shall be invoiced per the State of CT DAS Procurement Contract #19PSX0223 made by Maggie, 2nd by Vin.

Motion passed unanimously.

**2.5 Review and Act Upon issuing RFP for Owners Project Manager Services (AKA Clerk of the Works).**

**Motion to issue RFP for Owners Project Manager Services (AKA Clerk of the Works).**

**The job will be a part time job with a $120,000 budget. (1000 hours). Made by Vin, 2nd Linda**

Motion passed unanimously.

3.0 **Old Business:**

**3.1 Status of the re-application of the State Grant to the State Library Commission.**

Town Attorney and Board of Selectman still pursuing the original State Grant.

**4.0 Adjournment**

**Motion to adjourn made by Linda, 2nd by Vin.**

**Passed unanimously.**

Respectfully Submitted

Lisa Matson, Secretary