

## CAPITAL BUILDING COMMITTEE MEETING MINUTES OCTOBER 18, 2022

### MEMBERS PRESENT:

Mr. Derek Heim, Chairman  
Mr. James Carvalho  
Mr. John Salzillo  
Mr. Robert Alford II  
Mr. John Hansen  
Mr. William Anderson  
Mr. James Devol  
Mr. Christopher Hajder  
Mr. Tom Blakey  
Mr. Marc Lapointe

### ALSO PRESENT:

Mr. Steven H. Kitchin, Board of Selectmen Chairman  
Mr. Christopher R. Carreiro, Board of Selectmen Vice Chairman  
Mr. Robert C. Medeiros, Board of Selectmen Clerk  
Mrs. Mallory Aronstein, Town Administrator

A joint meeting of the Capital Building Committee and the Board of Selectmen was held on Tuesday, October 18, 2022, at the School Administration Building, One Gardners Neck Road, Swansea, Massachusetts.

Mr. Heim called the meeting to order at 6:55 p.m. with a quorum present.

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Mr. Heim stated that this is a joint meeting with the Board of Selectmen.

Mr. Heim updated the Selectmen on the activities of the Capital Building Committee which was established in December 2021 by the Board of Selectmen to examine and identify the capital needs in conjunction with developing a financial plan to accommodate those needs. He said this is the second report that the Capital Building Committee. Mr. Heim stated to the community was facing the need for a Library expansion, Fire Department operations, and expansion, an updated Town Hall, a new Annex, updates to the Council on Aging building, and a new Highway Garage. He said that the Capital Building Committee did not examine the Fire Department due to the ongoing Fire Feasibility Study. He said that the Capital Building Committee also did not examine the Library since it had a separate building committee that has been conducting work on that project since 2015. Mr. Heim stated that Capital Building Committee began its work by reviewing all Town owned parcels that were three acres or more of buildable land. He stated those parcels are the land to the south of the Salvation Army, Brown School, Del Mac Orchard, Sears Road, and the Annex property. He stated that background information was requested from the School Department, knowing their future need for a middle school. Mr. Heim stated that the Capital Building Committee then reviewed twenty-five privately owned properties, narrowing it down to four locations, Stevens Road, Almeida Farm, Sousa property, and 463 Swansea Mall Drive. Mr. Heim stated that a plan was submitted by Mr. Anderson for the use of the Del Mac Orchard. He said Mr. Anderson was able to lay out a plan that demonstrated the ability to construct a municipal complex without sacrificing the school's future plans and without the need to acquire additional property. Mr. Heim stated that the Capital Building Committee voted unanimously to recommend locating the new Highway Garage, Town Hall, and the Council on Aging, on one end of the Del Mac Orchard property leaving space for future school expansion. Mr. Heim stated that the Capital Building Committee came up with a recommendation for the vacated properties. He stated that the Town Hall Annex could be subdivided and sold, the Council on Aging could be sold, renovate the Town Hall for meeting and training space, with historical grant funds, and keep the fuel depot at the current location. He said the Capital Building Committee agreed that any proceeds for a sale of Town owned property should be directed towards capital improvements of the community. Mr.

Heim stated that the Capital Building Committee recommended building two new facilities concurrently, this would allow for the project to be ongoing without interruption to the Town and minimize construction site costs. Mr. Heim stated the Capital Building Committee recommended that this committee's charge and scope be expanded to keep moving this project forward in the community. Mr. Heim stated that all of the Capital Building Committee information can be found on the Town's website.

Mr. Kitchin stated that he is thoroughly impressed with the work that the Capital Building Committee has accomplished. He said that he is grateful for the Capital Building Committee member's service to Swansea and the work that has been done. Mr. Kitchin stated that the Capital Building Committee has provided a thorough vetting of what we will do and why we will do it.

Mr. Carreiro said this is an excellent snapshot of what options are available today. He said that the unanimous vote is very motivating because the Capital Building Committee members were all chosen due to their different backgrounds and expertise. He stated that he is in favor of expanding the scope of the Capital Building Committee.

Mr. Medeiros stated that this was a monumental effort by the Capital Building Committee. He said that this is a thorough plan and is impressed with the level of detail and speed of this plan. Mr. Medeiros stated that he is also in favor of expanding the scope of the Capital Building Committee.

Mr. Kitchin stated that pages 10 & 11 are great places for residents to be exploring the work of the Capital Building Committee. He said that the Capital Building Committee met on its own and chose its own course of action. Mr. Kitchin stated that he wanted the process to be clear and unincumbered by my personal desires and objectives.

Mr. Heim stated that he went into this process to build a consensus with the Capital Building Committee members. He said that if the Capital Building Committee was not unanimous in their vote that they had not have finished their work. He stated that he had requested Mrs. Aronstein on more than one occasion to take a back seat because he did not want the input from the Board. He stated as a Town citizen himself he requests that the residents do their research on this plan.

Mr. Kitchin requested the Capital Building Committee develop a charge for the scope of work for the next phase of your work. He also stated that we possibly open up the Capital Building Committee to other members. He stated that he does know that other interested citizens would like to have an opportunity to be part of this process.

Mr. Heim stated that the Capital Building Committee has discussed the size of the committee. He stated that if individuals wanted to serve on this committee there was an opportunity and current members are the ones who stepped up at that time.

**MOTION** made by Mr. Heim, seconded by Mr. Anderson, vote adjourn the Capital Building Committee at 7:30 p.m.  
ALL IN FAVOR – UNANIMOUS.

Respectfully submitted,

Melissa Heilborn, Administrative Assistant  
Document List:  
Final Recommendation Report