

TOWN OF LINCOLN

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Capital Planning Committee Meeting Minutes

Wednesday January 5, 2022, 7:30 pm

*Virtual Meeting Pursuant to Governor Baker's March 12, 2020
Order Suspending Certain Provisions of the Open Meeting Law*

CapCom Voting Members Present: Audrey Kalmus, Jacquelin Apsler, Chris Burns, Jonathan Dwyer, Peter Hussey, Norman Levey, Adam Hogue

Non-Voting CapCom Members Present: Dan Pereira (Asst. Town Administrator), Richard Rosenbaum (FinCom Liaison)

CapCom Voting Members Absent: Richard Selden

Guests: Mary Ellen Normen (LPS), Buck Creel (LPS), Brandon Kelly (Maintenance), Barbara Myles (Library), Peter Sugar (Library)

8:09PM Jonathan Dwyer moved, Jaki Apsler seconded to open the meeting. Unanimous vote to open.

Hartwell Pod Roofs: Brandon Kelly and Mary Ellen Normen propose a new temporary solution to temporarily repair A and B Pod roofs that will last ~3 years. ~\$54K total as opposed to \$120K/roof for full replacement. This temporary proposal is offered as a solution to the uncertainty of demolition of the pods for a possible new community center building on the site. Brandon Kelly says this is a good short term option. Mary Ellen Normen says that this option will sufficiently protect the buildings for the 3 years of its expected life.

Library Patio: Barbara Myles and Peter Sugar returned to CapCom to provide more information on this request and began with a presentation:

- Aesthetics-proposed Techo blocks have a similar pattern to the existing bluestone, making them the preferred material for this request
- Maintenance- Techo blocks infinitely superior to slate, and superior to concrete because concrete cracks
- Durability - Techo blocks are preferable
- Cost - concrete \$29K, Techo \$45K, granite \$49K

The committee asked questions:

How uneven are the Techo blocks? Not uneven at all

What is the projected lifetime of the Techo blocks? Peter Sugar believes at least 15 years

Warranty on the Techo bloc? Peter Sugar can ask the manufacturer. Jonathan Dwyer suggested that a lifetime of 15 years is insufficient for the patio replacement and notes that he sees mostly examples of concrete in similar building applications.

Does not see Techo bloc in long-term similar applications? Peter Sugar says the Library wants to retain the design effect of what's there now, which concrete does not do, and he feels confident in terms of Techo block's performance in this application.

Does Techo bloc have an option with a somewhat smoother surface? Smoother also means more slippery, look at the performance of the Techo bloc at First Parish for a comparable and local application.

Can you contrast granite as an option? It could meet the requirements of the patio, it would be fine.

What are the consequences of removing the existing concrete slab under the bluestone pavers and installing a permeable surface? Prior to the current surface there had been no concrete slab, then the concrete slab disintegrated with the use of snowmelt (also noted that bluestone was in this location and was replaced by the current bluestone pavers 14 years ago)

Minutes from Dec 8. Jonathan Dwyer moved to approve as amended, Chris Burns seconded. Vote to approve unanimously.

Minutes from Dec 15. Jaki Apsler moved to approve, Adam Hogue seconded. All committee members voted aye except Pete Hussey who abstained.

9:19PM Chris Burns moved to adjourn, Jaki Apsler seconded. Vote to approve unanimously.

Minutes respectfully submitted by Audrey Kalmus.