

**Town of Newbury  
Municipal Building Committee/Town Hall Building**

**MEETING MINUTES**

DATE: February 06, 2023

Present: Bob Connors (BC), John Kellar (JK), Dana Packer (DP), Martha Taylor (MT)

Absent: Eric Svahn (ES)

Bob Connors opened the meeting at 7:32 a.m.

**Municipal Building Committee Charge**

A committee, consisting of 3 voting members, (Bob Connors, Eric Svahn and John Kellar) and 2 advisory members (Martha Taylor and Dana Parker) will be/have been appointed to work with architects and OPMs to deliver plans for and construction of a Town Hall that meets the needs of the Town of Newbury and will address the projected growth of same over the next 30 years. The committee shall coordinate all bidding and construction with the Chief Procurement Officer of the Town. No expenditure of funds shall be permitted without the approval of the Town Accountant and Chief Financial Officer. The Committee shall conform to all Open Meeting Law and Public Record Law requirements. The Committee shall meet regularly and shall provide the Select Board with periodic updates.

The February 06, 2023 Open Meeting of the Newbury Municipal Building Committee (MBC) was conducted remotely in accordance with Chapter 107 of the Acts of 2022, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2023. This Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible *physical* location and allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. B. Connors stated at the beginning of the meeting that the MBC was convening by video conference via Zoom, as posted on the MBC's agenda, and that each vote taken in the meeting would be conducted by roll call vote.

**1. Tab 1: Meeting Minutes from January 26, 2023**

Meeting Minutes from the January 26, 2022 meeting were reviewed.  
The meeting minutes were unanimously approved without further discussion.

**2. Tab 2: OPM RFQ**

Final review with Procurement. MT is finalizing the arrangement with Project Dog and will then forward to Tracy Blaise for final approval with a late next week public posting through Project Dog.

**3. Tab 3: Context (Architect) Layout/Plan.**

Several new and additional comments were offered with the prior Context plan: With these comments there is a possibility of adding additional square footage to the proposed building. Context will take these ideas along with thoughts shared during the meeting and see how they can fit into the current or an slightly expanded footprint.

**4. Tab 4: Proposed Schedule**

No changes to the proposed schedule

**5. Tab 5: Soil Borings**

The final report boring from MacPhail Engineering has been forwarded to the Town of Newbury from Context.

**Citizens Comments:**

Jim Moran: Wanted to discuss none Tab items but BC shared that was not available to address in this forum

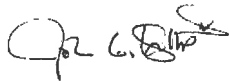
Jack Rybicki: Commented on the proposed location on High Street is a busy location.

On a motion made by J. Kellar and seconded by B. Connors, the meeting was adjourned at 9:12 a.m.

**NEXT MEETING:**

Monday, February 13, 2023, 7:30 AM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John W. Kellar, III".

John W. Kellar, III, TON/MBC Clerk