

SUBJECT TO APPROVAL

Meeting Date: Tuesday, March 10, 2020
6 PM

Meeting Place: Town Campus, Room B
Island Ave Ad-Hoc Committee

Subject: Minutes of March 10, 2020, Meeting

IAAC Committee Members in Attendance:

R. Bonnanzio
G. Curtis
A. Nomikos
P. Chamberlain
J. Paradiso
A. Goldberg (Selectmen Designated)

Graham Curtis called the Meeting of Island Ave Ad-Hoc Committee to order at 6:04 PM

1. Pledge of Allegiance
2. Approval of prior minutes (February 23, 2020, Minutes)
3. Public Comment (none)

OLD BUSINESS

4. SAAC Approved February 23, 2020, Meeting Minutes
5. Discussion on the status of Deed Resolution. Law Firm hired to review Island Avenue School property deed. Due diligence to include Deed review, Titles, Restrictions, and Covenants related to the original Deed on the property.
 - a. This activity relates to the designated use for the property and requires adjudicated closure before any property redirection unless the property remains as a school.
 - b. The original family owners have the right of first refusal to any redirection of property other than the use as a school.
6. Level 1 Schedule outlined based on the above and presented at the next Board meeting.
7. Board has been notified as to item 5 status, thus are acting related to any lease agreements with OLMPA. Board was notified of committee recommendation for a lease extension unless otherwise directed by the town vote.
 - a. Indirect to this committee is related to the Town Meeting vote scheduled for April 2 at Brown Middle School.

NEW BUSINESS

8. Discussion on the closure with the Board of Education as to reasons for IAC closure. The closure is not intended to question the decision, but to have

available any future questions the general public may have related to the closing of the school. A request to be forwarded to the Board of Education for closure to this question.

9. Prep for March 23, 2020, Town Meeting Status Review is underway. Draft presentation planned for March 16 to this committee for review. Items to include schedule, Attorney charter, completed, and working action items to date.
10. Develop RFP for any future studies related to the school. Such studies include Septic System Capacity Review, Development Opportunities, and limitations.
11. The draft questionnaire discussed a proposal survey of the community. This survey is for information gathering purposes and general feedback from the general population.
12. The Board has appointed Al Goldberg as Committee liaison.
13. A Septic System feasibility study was initiated. This study would outline capacity limits regarding wastewater treatment. Critical capacity limits would be the following: 7500 Gallon per day maximum limit, with 5 gallons per student per day or 225 gallons per day per bedroom if the property were developed into residential living space.
14. For future meetings, a request for the use of conference calls is under review and approval.
15. Public Comment for those in attendance included the topics shown above.
16. Adjournment. Moved by Graham Curtis, and seconded by Phill Chamberlain to adjourn the Meeting at 7:32 PM

Respectfully submitted,

Rich Bonnanzio

EXHIBIT A: List of TASKS

	Action Item	Date of Action	Actionee	Notes	Planned Completion Date	Completion Date	STATUS
1	Confirmations needed from Board of Selectmen:	23-Feb-20					
	a	Expected date on deed restrictions to be lifted		ETA for completion date is 01/Mar/2021, however due to the long lead-me from legal, status to remain open Working and Ongoing.	1-Mar-21		OPEN pending Legal review and formally Judicated
	b	Status of lease renewal with OLMPPA (after March negotiation)		Under Direction of Board			
2	Context around the decision to decommission Island Avenue as a Madison Public School	23-Feb-20		invite the superintendent to the next available meeting, suggest March 10th, unless adjusted by COVID-19 changes. 7500 Gallons per day is recommended limit. Item to remain open			
3	Capacity of current septic system	23-Feb-20					
4	Actual costs to maintain the current building	23-Feb-20					
5	Spec sheets on any underground tanks (if any)	23-Feb-20					
6	Is the current building/plot of land a viable real estate	23-Feb-20					
7	What are the town of Madison's immediate needs for additional residential housing or senior housing?	23-Feb-20					
8	Feasibility study on traffic impact	23-Feb-20					
9	Initial thoughts/recommendations with wetland	23-Feb-20					
Revision: v00 (Initial Release): 15-Mar-20							

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