



TOWN OF EAST LONGMEADOW

Town Manager's Report

September 10, 2024

Good evening:

School is open! Welcome back everyone! The new school year kicked off with a collaborative effort from multiple departments in ensuring safe passage to the new high school. The Police Department, Fire Department, School Department and DPW, as well as Fontaine Brothers, worked together to facilitate safe passage into the new-look High School Campus. I want to thank everyone for their efforts, as the first couple weeks went off virtually without a hitch.

In an effort to keep you updated on the activities at the new high school, I will be attaching progress reports, supplied by the Owner's Project Manager, Skanska. In this edition, you will find the reports that have been submitted since my last update.

The Fiber to the Home Project is really starting to take shape, as we have a completed design and pole applications into the utility companies. When the applications are accepted we can get a true cost estimate for the make-ready work that will need to be performed by the utilities and then a final cost estimate to build out the entire system. Mr. Quimby and I have been meeting bi-weekly with Whip City Fiber to facilitate in any way that we can.

I would like to extend special congratulations to our new ELCAT Director, Jaime Rooke. As most of you know, Jaime has been serving as the Assistant Director for quite some time, starting full time in 2015. Jaime's talent is only matched by her desire and as sad as it was to say goodbye to Don, I assure you that it will be equally as exciting to watch what Jaime will bring to ELCAT in her new role. We are in excellent hands. Congrats to Jaime!

The Police Union recently voted to ratify the agreement for their new contract that will become effective July 1st, 2024. After just a few meetings, the Town and Union were able to successfully negotiate a contract that was satisfactory to both parties. This agreement will run through June 30, 2027. Thanks to all involved for the collaborative and swift bargaining sessions.

The Westcomm Board of Directors met jointly with the Westcomm Operations Committee on Friday to discuss their Annual Assessment, as outlined by the District Agreement, and (dare I say) the first discussion of the FY26 budget. Westcomm must submit the budget to State911 in Mid-January, so the timeline is sped up just a bit for this organization. I will supplement this report with anything that comes up in the meeting, as well as an update on the building construction.

We are under contract with VHB to complete the Feasibility Study for the extension of the Rail Trail from Maple Street to Westwood Avenue. We expect this work to begin in the coming weeks. A special thanks to MassTrails for the funding to extend one of our more popular amenities.

Center Town District Committee hosted Andre Leroux at Brew Practitioners on August 29th for a talk on 40R "Smart Growth" development. Andre generously volunteered his time and gave an informative presentation which was recorded by ELCAT. It can be found here: <https://www.youtube.com/watch?v=OuQCEdvCFp4>
The next Steering Committee Public Engagement will be October 21st from 6p-8p at a location not yet determined.

Pursuant to the recently enacted Affordable Homes Act, I had asked Jesse Belcher-Timme, the Town attorney, to do some research on the obligations imposed upon the Town. Attached to this report is said memorandum, which I would be more than happy to read into the record. In the interim, town staff will begin crafting a zoning bylaw amendment for consideration as the Act becomes effective on February 2, 2025.

Upcoming Events: Coffee with the Town Manager – October 2nd 10:30am at the COA
Rotary Club's Celebrate EL– October 12th 11am-4pm at Center
Field Oktoberfest – October 19th 12pm-4pm at Brown Farm
Center Town District – October 21st 6pm – 8pm at Council on Aging

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'TDC', with a long horizontal flourish extending to the right.

Thomas D. Christensen
Town Manager

Weekly Report No. 008 Monday, 8-05-24 through Saturday, 8-10-24

East Longmeadow High School
180 Maple Avenue, East Longmeadow, MA 01116

I. Safety:

- a. The Project has run 45 consecutive workdays without a lost time injury through Saturday, 8-10-24.

II. Average Daily Manpower (Monday - Friday):

Project averaged 13 workers per day for the period of Monday, 8-05-24 through Saturday, 8-10-24.

Please note the Project worked on Saturday, 8-10-24 in regard to the Site Enabling work. The time and one half premium is at the contractor's expense so as to maintain schedule.

III. Meetings:

- a. A Pool Building Committee Meeting was held on Thursday, 8-09-24 starting at 11:00 AM.
- b.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - No inspections were performed this week.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - No inspections were performed this week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - No inspections were performed this week.

On-Site Activities:

Div. 1 – Construction Manager at Risk: (Fontaine Brothers)

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing product submittals for items required under the "Site Enabling Package".
- c. Fontaine continues to generate and issue RFI's for items not clear or in conflict on the drawings and specifications.

Div. 26 & 27 – Enabling Electrical and Communications: (Griffin Electrical)

Griffin Electric was on site this week performing:

- a. Completed installation of two new time clocks for the exterior light circuits at the north side of the School.
- b. Completed installation of underground conduits and continued pulling electrical cable for temporary power and Internet between the Administration Wing and the location for the temp field office trailers.

Div. 31, 32 & 33 – Enabling Earthwork, Improvements & Utilities: (Gagliarducci Construction)

Gagliardi and their subcontractors have been on site this week performing:

- a. Gag's subcontractor (Ondrick Asphalt Paving) completed paving the construction worker temporary parking lot, the west side access road, and the north side temporary parking lot for school staff.
- b. Continued installing stormwater drainage piping & structures at the south side of the high school building.
- c. Completed relocating the existing water main at the south side of the existing school building, installing a new 8 inch diameter line outside the new school building's footprint.
- d. Continued installing the new 8 inch dia. water main from the north side of the job site and around the east side of the existing high school building heading south.
- e. Completed the relocation the Bounce Back Wall concrete structures (6 each) with the use of a large crane.
- f. Mechanized dust control continues being performed as needed.
- g. Installed Jersey barriers with chain link fencing on top to separate constructions activities from the High School's daily operations at the entrance to the Staff Parking and construction traffic off Maple Street.
- h. Continued installing the temporary relocated sanitary sewer piping and concrete manhole structures at the south side of the existing high school.
- i. Installing the 12" dia HDPE storm water drainage pipe between DMH-7 and temporary Manhole #5 at the north side of the job site.

Photos:



View looking at the temp electrical connection to the existing high school for power to the field trailers



The site work enabling contractor is excavating and removing the abandoned water main within the school footprint



The site work enabling contractor is assembling a 45° fitting for the 8" dia. water main



The site work enabling contractor has installed concrete Jersey Barriers along the temporary access road to separate construction activities from the high school's operations



Heavy equipment is being used to trench for temporary storm drainage and a water main at the north side of the high school adjacent to the student parking lot



View looking into a temporary sanitary sewer manhole installed at the south side of the existing high school



The temporary fencing is being installed at the area where students cross the access road to reach the ball fields

Weekly Report No. 009 Monday, 8-12-24 through Saturday, 8-17-24

East Longmeadow High School
180 Maple Avenue, East Longmeadow, MA 01116

I. Safety:

- a. The Project has run 51 consecutive workdays without a lost time injury through Saturday, 8-17-24.

II. Average Daily Manpower (Monday - Friday):

Project averaged 13 workers per day for the period of Monday, 8-12-24 through Saturday, 8-17-24.

Please note the Project worked on Saturday, 8-17-24 in regard to the Site Enabling work. The time and one half premium is at the contractor's expense so as to maintain schedule.

III. Meetings:

- a. The bi-weekly Owner/Architect/Contractor (OAC) Meeting was held on Tuesday, 8-15-24, at 1:00 PM.
- b.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - No inspections were performed this week.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - No inspections were performed this week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - OTO Soils Engineers were on site performing the following:
Completed coring/taking soil samples in the general area where the 20,000 gallon oil storage tank was once installed. Earlier reports indicated some limited contamination of the surrounding soils.

On-Site Activities:

Div. 1 – Construction Manager at Risk: (Fontaine Brothers)

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing product submittals for items required under the "Site Enabling Package".
- c. Fontaine continues to generate and issue RFI's for items not clear or in conflict on the drawings and specifications.

Div. 26 & 27 – Enabling Electrical and Communications: (Griffin Electrical)

Griffin Electric was on site this week performing:

- a. Continued installation of the temporary electrical service to the field office trailers from the Administration Wing.
- b. Late in the week complete the tie-in to the existing electrical panel within the Administration Wing for the temporary service to the job trailers.

Div. 31, 32 & 33 – Enabling Earthwork, Improvements & Utilities: (Gagliarducci Construction)

Gagliarducci and their subcontractors have been on site this week performing:

- a. Gag's subcontractor (Ondrick Asphalt Paving) completed paving of miscellaneous areas including sidewalks at the front of the high school, pipe trenches across the student parking lot, student crossing area at the access road to reach the ball fields, area of relocated utilities at the south side of the school, etc.
- b. Gag's subcontractor (GMH Fencing Company) continued work on the security fencing along the temp. access road installing the scrim/visual screening. Also installed the scrim with company names on the fencing at the front entrance to the construction site and to the high school building.
- c. Gag's subcontractor (LaPinski Safety Signs) furnished and installed the two (2) solar power cross walk signs at the gated student crossing of the access road to reach the ball field.
- d. Prepared the area on the south side of the existing high school building with installing sub-base and compacting for the temporary asphalt paving.
- e. Removed existing granite curbing and concrete sidewalk to install a handicapped accessible concrete ramp at one of the two main entrances into the existing high school.
- f. Continued installing the new 8 inch dia. water main from the north side of the job site and around the east side of the existing high school building, under the deleted tennis courts, heading south.
- g. Continued dust control measures with the use of the large water truck as needed.
- h. Completed the relocations of the existing utilities (all except the fiber optic) at the south side of the existing high school to make way for the new high school building.
- i. Continued installing the temporary 12" dia. HDPE storm water drainage pipe between Manhole #5 and Manhole #2, both of which are temporary concrete structures.
- j. Demolished and removed a portion of the existing chain link fence and asphalt paving at the three (3) abandoned tennis courts to allow continued installation of the 8 inch dia. water main.
- k. Demolished the ball field's two dug-out concrete block structures and stockpiled the rubble for recycling
- l. Loading and hauling off site rubble to be recycled such as concrete, asphalt paving, concrete blocks, etc.
- m. Machine swept recent asphalt paved parking areas and walks that were disturbed to install underground water supply and storm drainage piping.
- n. Line striped these same areas as required.

Photos:



A dozer is being used to spread the gravel sub-base at the area to be asphalt paved on the south side



The site contractor uses a trench box while installing the new 8" diameter water main in the area of the existing tennis courts



The site contractor is removing existing asphalt paving at the south side of the existing high school



The site work contractor is removing a section of existing sidewalk to install a new ADA ramp from Staff Parking to one of the two main entrances



View looking west down the temporary access road with the crosswalk safety warning systems now installed for students crossing the access road between ball fields



Temporary asphalt paving is being completed at the south side of the existing high school

Weekly Report No. 010 Monday, 8-19-24 through Saturday, 8-24-24

East Longmeadow High School
180 Maple Avenue, East Longmeadow, MA 01116

I. Safety:

- a. The Project has run 57 consecutive workdays without a lost time injury through Saturday, 8-24-24.

II. Average Daily Manpower (Monday - Friday):

Project averaged 13 workers per day for the period of Monday, 8-19-24 through Saturday, 8-24-24.

III. Meetings:

- a. A Senior Leadership Team (SLT) Meeting was held on Thursday, 8-22-24 starting at 2 PM.
- b.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - No inspections were performed this week.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - No inspections were performed this week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - OTO Soils Engineers were on site performing the following:
Early in the week, OTO Engineers took soil samples from the wells installed around the former location of the 20,000 gallon underground oil storage tank.

On-Site Activities:

Div. 1 – Construction Manager at Risk: (Fontaine Brothers)

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing and developing the following:
 - Product submittals for items required under the "Site Enabling Package".
 - Bidding process and subcontractor scope reviews associated with Early Release Package #2.
 - Generate/issue RFI's for unforeseen items and items in conflict with the drawings/specifications.

Div. 26 & 27 – Enabling Electrical and Communications: (Griffin Electrical)

Griffin Electric was on site this week performing:

- a. Continued electrical power service to the temporary field office trailers installing cable between the temporary Power Shed to the individual trailers.
- b. The electrical cable between the Power Shed and the Owner/Skanska field office trailer was pre-cut at the supply house too short, preventing the connection from being made by the close of business on 8-23-24.

Div. 31, 32 & 33 – Enabling Earthwork, Improvements & Utilities: (Gagliarducci Construction)

Gagliarducci and their subcontractors have been on site this week performing:

- a. Gag’s subcontractor (GMH Fencing Company) continued the following work:
 - Installed the man gates on both sides of the student crossing over the temp access road.
 - Relocated a few Jersey barriers, chain link fencing and construction gates further into the school property, off of Maple Street, to allow a great turning radius for delivery trucks.
 - Reinstalled the nomenclature scrim/screening onto the chain link fencing at the construction entrance off of Maple Street.
- b. Completed the new 8 inch dia. water main from the north side of the job site and around the east side of the existing high school building, under the deleted tennis courts, heading east and south.
- c. Installed a section of 2” dia water line between the 8” dia. new water main and the existing piping adjacent to the Concession Stand at the Football Stadium.
- d. Continued installing the temporary 12” dia. HDPE storm water drainage pipe between Manhole #5 and Manhole #2, both of which are temporary concrete structures.
- e. Continued to load up and haul off site demolition /rubble debris such as old asphalt paving, concrete foundations, block work and wood roof structures from the demolished dugouts at the ball field, old concrete drainage pipe, chain link fencing, etc. This debris is being tracked and recorded for LEED ranking.
- f. Relocated and installed the artificial turf at the new location for the “Bounce-Back Wall” now located adjacent to the Football Stadium.

Photos:



Installation of the new 8 inch diameter water main continues after the tennis courts and now headed toward the Football Stadium



The man gates are being installed at the student crossing point over the access road to reach the southwest ball fields



Looking at the front entrance area into the construction site off of Maple Street with the fencing, Jersey barriers and gates pulled back into the property



View from Maple Street looking into the existing High School's property at the construction entrance area



View of the Fontaine (nearest) and Owner-Skanska (furthest) field office trailers getting set up



The site work enabling contractor is fitting the artificial turf against the concrete leg of the "Bounce-Back Wall"



The site enabling contractor is transitioning from the 8" DI water line to 2" copper at area adjacent to the Stadium

Weekly Report No. 011 Monday, 8-26-24 through Friday, 8-30-24

East Longmeadow High School
180 Maple Avenue, East Longmeadow, MA 01116

I. Safety:

- a. The Project has run 62 consecutive workdays without a lost time injury through Friday, 8-30-24.

II. Average Daily Manpower (Monday - Friday):

Project averaged 15 workers per day for the period of Monday, 8-26-24 through Friday, 8-30-24.

III. Meetings:

- a. A Natatorium Building Owner/Architect/Contractor Meeting was held on Thursday, 8-29-24 starting at 1 PM via teams and in person.
- b.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - On site Friday, 8-30-24 to test soil compaction of structural fill at the location where the 20,000 gallon oil storage tank was removed.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - The Town's DPW Department was on site Friday, 8-30-24 to witness the hydrostatic pressure test performed on the newly installed water main.
- c. Inspections by the Architect, Engineers, and Consultants:
 - No inspections were performed this week.

On-Site Activities:

Div. 1 – Construction Manager at Risk: (Fontaine Brothers)

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing and developing the following:
 - Product submittals for items required under the "Site Enabling Package".
 - Bidding process and subcontractor scope reviews associated with Early Release Package #2.
 - Generate/issue RFI's for unforeseen items and items in conflict with the drawings/specifications.

Div. 26 & 27 – Enabling Electrical and Communications: (Griffin Electrical)

Griffin Electric was on site this week performing:

- a. Completed installing electrical power to the temporary field office trailers pulling cable between the temporary Power Shed to the Owner/Skanska field trailer.
- b. Installed the internet cabling required to the FBI and Owner/Skanska field office trailers.

Div. 31, 32 & 33 – Enabling Earthwork, Improvements & Utilities: (Gagliarducci Construction)

Gagliarducci and their subcontractors have been on site this week performing:

- a. Gag's subcontractor (GMH Fencing Company) continued the following work:
 - Installed a set of equipment gates off the Student Parking Lot into the eastern end of the job site.
 - Continued installing the scrim/screen onto areas of chain link fencing around the job site.
 - Continued installing the driven posts and 6'-0" fencing along the existing fencing of the Football Field on its western side.
- b. Continued installation of the 2" dia copper water line between the 8" dia. new water main and the existing piping adjacent to the Concession Stand at the Football Stadium.
- c. Continued installation of the 12" dia. HDPE storm water drainage pipe between Manhole #5 and Manhole #2, both of which are temporary concrete structures.
- d. Broke up many large sections of concrete foundation walls and base slab from the demolition of the two Dugouts at the ball field so this rubble could be hauled away.
- e. Continued to load and haul off site demolition/rubble debris such as old asphalt paving, concrete block work, wood roof structures from the demolished dugouts, old concrete drainage pipe, chain link fencing, etc. This debris is being tracked and recorded for LEED ranking.
- f. Installing the 24" dia HDPE drainage pipe and associated Drainage Manholes DMH2-1, DMH2-2, DMH2-18, and DMH2-19, running parallel with the west side of the Football Stadium.
- g. Completed a successful hydrostatic pressure test on the newly installed water main.

Photos:



The site work enabling contractor is spreading structural fill at the location for the pool building



The site enabling contractor is installing 24" dia HDPE drainage pipe between Drainage Manholes DMH 2-1 and DMH 2-2



The site work enabling contractor is installing drainage Manhole DMH 2-1 adjacent to the Football Stadium



The fence enabling contractor is installing the permanent 6'-0" fence with driven posts along the west side of the Football Field



Pile of concrete rubble from the foundations of the two (2) former dugouts at the ball field



The site work enabling contractor is constructing a masonry riser collar for the lid into DMH1-1



The site work enabling contractor is performing a hydrostatic pressure test on the recently installed water main piping

DOHERTY, WALLACE, PILLSBURY AND MURPHY, P.C.

ATTORNEYS AT LAW
ONE MONARCH PLACE, SUITE 1900
SPRINGFIELD, MASSACHUSETTS 01144-1900

TELEPHONE (413) 733-3111
TELECOPIER (413) 734-3910
E MAIL: DWPM@DWPM.COM

MEMORANDUM

TO: Tom Christensen
FROM: Jesse Belcher-Timme
DATE: September 4, 2024
RE: Affordable Homes Act – Accessory Dwelling Units

You have inquired about the obligations and timelines imposed upon the Town by the recently enacted Affordable Homes Act (the “Act”), signed by Governor Healey on August 6, 2024.

The [Act’s final version](#), enacted by Chapter 150 of the Massachusetts General Laws 2023 Acts and effective February 2, 2025, provides for a zoning exemption allowing accessory dwelling units (ADUs)¹ by right in single-family residential zoning districts. Section 8 of the Act governs ADUs. ADUs may be subject to site plan review and the Town may impose additional reasonable restrictions, including but not limited to site plan review, additional size restrictions, dimensional regulations, and restrictions or prohibitions on short-term rentals.²

The Act prohibits municipalities from requiring owner occupancy of either the ADU or the principal dwelling. Additionally, municipalities cannot require more than one additional parking space; if the ADU is within a half mile of a commuter rail station, subway station, ferry

¹ The Act amends the definition of “Accessory dwelling unit” as provided in Chapter 40A, Section 1A to the following definition:

“Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

2024 Mass. Acts Chapter 150, Section 7.

² See Id. at Section 8.

terminal, no additional parking spaces can be required. Finally, the Act requires a special permit for the use of land or structures for more than one ADU in a single-family residential zoning district.

Individuals are permitted to apply for building permits beginning on February 2, 2025. As such, the Town should aim to have amended its zoning laws to enact site plan review requirements and other restrictions prior to that date. If the Town fails to enact such a site plan review requirement, the Town's building department cannot deny a building permit for an ADU which meets the requirements of the Act based on the absence of such an ordinance. In the absence of a site plan review requirement or other restriction, an application must be approved assuming it satisfies the Act's criteria.³ Should the Town require additional time to adopt ADU zoning amendments, it may seek to enact a moratorium. However, such a moratorium must be enacted in good faith and will be subject to judicial review if the Town fails to actively develop zoning amendments. A moratorium may not be enacted simply to delay construction of ADUs. In light of the time remaining before the implementation date (February 2, 2025), it seems unlikely that a moratorium would be needed in this instance.

Note also that the state agency charged with administration of the Act, the Executive Office of Housing and Livable Communities, may issue guidelines or promulgate regulations in furtherance of the Act. Once those are issued, we can discuss further how, if at all, it may impact the implementation of any zoning amendments.

³ If an individual applies for and is granted a building permit for an ADU before notice is published of a public hearing for a zoning amendment, the later-enacted amendment does not retroactively apply to that building permit. See M.G.L. c. 40A, § 6 ("Except as hereinafter provided, a zoning ordinance or by-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing on such ordinance or by-law required by G.L. c. 40A, § 5.").