

## Albion School Use Committee - Minutes

October 15, 2025

### Committee:

- Tom Bolen, Mike Gardner, Katrina Dumont, Jeff Cucci, Amber Whittaker  
Andy Clark, Jackie Perkins, Billi Jo Brown Woods, Scott Cryway
- Attendees: Tom Bolen, Mike Gardner, Amber Whittaker and Katrina Dumont

### I. Old Business

- Septic system; Contact a Jet wash provider for discussion and quote; **Tom**
  - i. Possibility of high pressure cleaning of leaching field #2
- Chlorination program and further water system review; **Amber**
  - i. Amber and Matt Vitale discussed at length and agree with the firm that manages the chlorination that the system now is good shape and simply needs continuation of the chlorination system. (complete)
- Provide building plans to town architect; **Andy** (complete)
- Minimum install of security system. Quote received from Pye Barker, our current provider for the Bessey building; **Tom** (installation is complete and active)
- Review of boiler system shutdown and startup; **Jeff** (complete)
- Further discussion of Fire Marshall needs for change of occupancy; **Andy**
  - i. Andy pulled Matt Ward, local architect into the discussion to help work thru the issues
- Next meeting to focus on potential building uses identified earlier this year, and various action items; **All** (still in process)
- Follow up on building insurance; **Mike** (open)
- Contact Modern Pest Services 1-800-323-PEST; **Scott** (open)

### II. New Business

- Matt Ward – Discussion
  - i. Matt informed the group of his findings and is still looking at various code “change of use” requirements to see if they apply.
  - ii. Matt will contact the Fire Marshall’s office for further discussion and report back to the board both verbally and with a formal letter stating such.
- Informational
  - i. Progress to date
  - ii. Cost to date
  - iii. Potential use
  - iv. Time, Date and Place
- Building costs to date; review

- i. Inspections
- ii. Security
- iii. Boiler
- iv. Insurance
- School multi-use discussion/potential uses and votes
  - i. ~~Health care~~ 0
  - ii. **Charter School** 5
  - iii. ~~Storage units~~ 0
  - iv. **Pre-K school** 1
  - v. **Daycare** 2
  - vi. ~~Restaurant~~ 0
  - vii. **Community Center** 5
  - viii. ~~Elder care/housing~~ 0
  - ix. **Town Office** 3
  - x. Business incubator, non-profit 1
  - xi. Library 0
  - xii. Post office 0
  - xiii. Alternatives;
    - Sell
    - Demolish
      - a. New wing
      - b. old wing

### III. Action Items

- ~~As of July 25, 2025 a countdown of 45 days is in effect to back out of the P&S due to inspection findings, etc. This is spelled out in the P&S~~
- ~~Complete inspections. Scott Washburn is the MSAD49 point person~~
- ~~Place insurance on building effective 9/10 or of closing date~~
- ~~Have CMP transfer account to Town of Albion, effective 9/10 or of closing date~~
- ~~Ask Scott Washburn for records relating to the water systems work. TEB sent an email to SW. TEB to follow up week of 9/1~~
- ~~Ask Scott Washburn for set of Building plans. TEB sent an email to SW. TEB to follow up week of 9/1~~
- ~~Have East Coast Security quote minimal security coverage for the building. TEB spoke with them on 8/25. Salesman was supposed to follow up. TEB will follow up week of 9/1~~
- ~~Phone line set up for Fire Alarm System connectivity.~~
- ~~Set date for closing with Town Lawyer, Bill Lee. Pushing for 9/10.~~