

Minutes of the Special Selectboard Meeting of Wednesday, November 5, 2014 at 6:30 PM

Members present: Christopher Ashley, Chair; Linda Cook; Steve Flanders; Dan Goulet; Keith Moran; Neil Fulton, Town Manager; Nancy Kramer, Assistant to the Town Manager.

There were about 35 people in the audience.

Also participating: Ernie Ciccotelli, Joshua Durst, Lyle Favreau, Jeff Goodrich, Scooter Hardy, Matt Herbert, Andy Hodgdon, Chris Huston, Steve Leinoff, Suzanne Lupien, Buff McLaughry, Stuart Richards, Harry Roberts, Doug Robinson, Demo Sofronas, Matt Swett, Warren Thayer.

Ashley opened the meeting at 6:30 pm.

1. Fire, Police, and Public Works Facilities Studies (Discussion/Possible Action Item). Huston said that Bread Loaf has been working with the Town for approximately a year and a half to establish a clear program and then walked through a 20 minute PowerPoint presentation. The presentation reviewed Fire, Police and Public Works needs and code deficiencies and Phase 1 and 2 plans. Police items: no storage space, undersized room spaces and no interview room. Fire items: poor site lines, apron too small, parking difficult, no fire suppression equipment and no secure storage. Public Works: no fire or exhaust systems, roof is leaking and lacking insulation, very tight space, exterior in rough shape. Phase 1 for Fire/Police: two-story building, shared administrative space, new parking, existing Firehouse remains with a new bathroom with shower. Phase 2: no time frame, old Firehouse demolished. Phase 1 for Public Works: a small addition, a heated pole barn, small break room and office. Phase 2: 3-sided pole barn. Phase 1 for Police/Fire is estimated to cost 2.2 million. Phase 1 for Public Works is estimated to cost 1 million. Phase 2 for Fire is 1.3 million and \$375,000 for Public Works. The Selectboard asked questions about R values and new energy codes, the size of the apparatus bays and having a one-story building for Police/Fire. Huston reviewed construction plans for Public Works saying Bread Loaf is proposing saving the steel frame and slab, replacing all doors and siding, new septic system and insulation. Huston said that as soon as the current Highway Garage is touched for renovations it would need to be brought up to current code. Goulet was surprised at the cost for what he described as an office and lunch room.

2. Public Comments. Public comments were limited to two minutes each and several townspeople spoke, some more than once. Questions were asked about: using a steel versus wood framing for Public Works, cost of building a one-story structure for Police and Fire versus a two-story structure, Bread Loaf's qualifications, the accuracy of numbers used by Bread Loaf, the total costs spent on consultants and if there would be savings if Phases I and II were done at the same time. Selectboard discussion followed regarding interest costs on the bond payments, program spaces, projected costs for building, survey results and renovation versus rebuild of Town facilities for Police, Fire and Public Works. Public comments included: not understanding how the Selectboard got to the current Bread Loaf plans, keeping the costs down, keeping the plans simple and not tearing down the current Fire Station. Huston reviewed the process so far that has included three public forums. Fulton said he has answered frequently asked questions on the facilities and other items and this document is up on the Town website under Town Manager's Office.

At this point, Moran **moved** (2<sup>nd</sup> Goulet) that the Selectboard go back to the drawing board and start over with all Police, Fire and Public Works projects. Goulet then commented that he believes the current design for the Police/Fire administration building is not functional and has a lot of

wasted space. Ashley pointed out that the Selectboard has limited the choices we have by their decision to keep the Police and Fire Stations at the current location. Flanders said the Police Station decision does not need years of delay. Cook said she does not support the wording of the current motion and wants further review of the plans. Public comments at this time included: the economics of living in Norwich have gone up, a suggestion to go with Phase 1, that the current plans are a good foundation and that it should be put to a Town vote. After stating that he feels Selectboard wishes have not been conveyed accurately Moran withdrew his motion and Goulet agreed. After some further discussion, Selectboard members were asked to be prepared to discuss and finalize changes to the programs at their next meeting on November 12<sup>th</sup>.

Goulet **moved** (2<sup>nd</sup> Moran) to adjourn. **Motion passed.** Meeting adjourned at 9:15 pm.

Approved by the Selectboard on March 11, 2015.

By Nancy Kramer  
Assistant to the Town Manager

Christopher Ashley  
Selectboard Chair

Next Regular Meeting – November 12, 2014 at 6:00 PM

Special Selectboard Meeting – November 19, 2014 at 5:00 PM

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