

CAPITAL FACILITIES PLANNING & BUDGETING COMMITTEE
Meeting Minutes
Thursday, October 24, 2013, Tracy Hall - Multipurpose Room

Members Present: Ed Childs, Neil Fulton, Tom Gray, John Lawe, Barry Rotman, Tom Sterling, Richard Stucker

Absent: Evan Pierce

Others: Doug Robinson, Steve Leinoff

Tom Gray, Chair, called the meeting to order at 8:02 am.

1. Review of Agenda. No changes were made to the agenda.
2. Public Comments. None.
3. Approval of minutes. **Lawe moved (2nd Rotman) to approve the September 19, 2013, minutes. Motion passed.**
4. Review Alternatives for Existing Police/Fire Site. Fulton said the Selectboard has authorized the Town Manager to proceed with Part 4 of the program. The consulting firm, Bread Loaf, has done six layout options for the existing Fire and Police site. Bread Loaf has also provided pros and cons for each option.

Layout Option #1: Has 4 apparatus bays. It maintains the current Main Street easement. The two-story building allows for sharing of space but there is still limited parking. The Committee discussed the parking spaces and the access to the apparatus.

Layout Option #2: The connection of the public lot to the apron allows responders to access the site from both Main Street and Hazen Street. There is a larger amount of parking. The front door of the building faces Main Street. Stucker asked if usable square footage could be indicated on future plans. There followed a discussion of parking spaces.

Layout Option #3: The one-story building eliminates the need for egress stairs and an elevator, items that must be included in a two-story design and that add cost and require additional square footage. There are only 3 bays but they are deeper. Cons are inadequate total number of parking spaces and that the only connection between Police and Fire is through the apparatus bays. Leinoff commented that this option almost loses the advantages of sharing.

Layout Option #4A: Allows for reuse of the existing apparatus bays. This is a one-story building. A larger amount of public parking is provided. Cons include the conditions of apparatus storage do not improve and new code definitions require state approval.

Layout Option #4B: Also allows for reuse of the existing apparatus bays. There is a one-story connector but the addition has two stories thus requiring egress stairs and an elevator.

Items discussed for Option #4: the possibility of a basement, parking in the apparatus bays, regionalization of ambulance services, snow load on the connector and code requirements including energy efficiency.

Layout Option #5: This layout has a small building footprint. The egress stairs allow for training space for fire. There is also a more realistic number of parking spaces. A con for this option is that emergency responders can only access parking from Hazen Street.

Moving the current Fire Station to the Public Works site, where it could potentially be used for cold storage of equipment (a use that does not require high-level insulation), was then discussed. Bread Loaf will cost out the cold storage for Public Works equipment.

Fulton said the current site for the Fire/Police Stations is difficult to work with because of limited space and access limitations. He also stated the house on Main Street has an easement for access.

Gray asked if any consideration was being given to building satellite Fire Stations as mentioned in the public forum. Leinoff commented that one site is the most efficient use of personnel and that satellite sites are complicated and expensive.

Stucker put forward the assumption that using the current Police/Fire site is the least expensive. Fulton said the property will be appraised and a decision will have to be made whether to sell or put in affordable housing or additional senior housing if the Town decides to move Police and Fire. Fulton will run financials when we get to that point.

Other items discussed were: cover for Police cruisers, flat roof negatives, elevation limitations and public use of the Fire Station.

The Committee agreed that the big question is whether or not the Town is saving the existing structures. There followed some discussion of how the Selectboard could make choices before costs are determined. Fulton does not want to ask Bread Loaf to cost out six alternatives. The Selectboard members have indicated they want to be involved in the narrowing down process. Leinoff believes that on the present site a two-story structure is needed. Childs indicated that a majority of the Selectboard wants the Committee to narrow down the options and make a recommendation to the Board. The goal would be to reduce the six options to two. It was agreed the Committee would meet again in two weeks to further discuss.

Fulton gave a brief update on the tower project saying it is on target to be finished by Thanksgiving. The pool permitting process decision has been elevated to the Secretary's Office.

5. Adjourn. The meeting adjourned at 9:50 am.

Nancy Kramer, Secretary

Approved by the Committee November 7, 2013.

Tom Gray,
Chair