

Minutes of the Police and Fire Facility Building Committee
August 10, 2016
Select Board Room

Member Attendees: Phil Chapman, Kathy Dowd, Eli Gould, Dave Emery, Sr., Prudence MacKinney, Steve Phillips, Rhonda Calhoun. **Absent:** Robin Sweetapple

Select Board: John Allen

Staff: Peter Elwell, Patrick Moreland, Mike Bucossi, Pete Lynch, Mike Fitzgerald, Rod Francis

Consultants: Ray Giolitto, Mike Farhm, Steve Horton

Confirm Meeting was warned: Peter Elwell stated that the meeting had been properly warned. No motion required. Quorum is present.

Public Participation: Held for agenda discussions, since there was no public attendance.

Minutes of July 13, 2016: Approved on motion duly made and seconded.

Mike Farhm presented a status report on the West Brattleboro Fire project. Extensive roots were discovered, requiring additional expenditures of approximately \$10,000. We have a large (10%) contingency though, so this is just one of what is likely to be many additional contingencies. There was discussion about whether to keep the large Locust tree still remaining, and the sense of the consultants was to remove it and maybe replace it with maples to match other nearby trees. The project is still on schedule.

Ray Giolitto presented the near final construction plans for the Central Station project. There are not many changes from the last set of plans reviewed by the Committee, just a lot more detail. Eli Gould expressed concern that the design plan would likely foreclose changes to the energy source in the future. After discussion, Steve Horton suggested that he would investigate the possibility of incorporating a plan for a future connection of the heat system to an external energy source, like an external wood chip boiler. The siding choices were presented. Mostly brick with accents of manufactured stone and concrete and a burgundy/maroon red trim. The committee was pleased with the plan. Discussion was had about relocating three parking spaces across the street from the fire station to a location farther east on the same side of the street. There was discussion about the adequacy of bathroom capacity and accessibility especially for female staff members. Ray assured the committee that the number of bathrooms met all applicable code requirements. Ray also pointed out an added utility closet located next to the lobby.

The following motion was moved by Kathy Dowd and seconded by Rhonda Calhoun and adopted by a vote of 7-0 "To recommend Selectboard approval of the site plan and construction documents for the Central Fire Station, presented as a progress set at the PFFBC meeting on August 10, 2016, with consideration to be given to such other refinements as are code required and/or recommended by the committee, the architect, and the project manager."

Peter Elwell briefly updated the committee about the acquisition of the proposed new police station parcel, the closing of which is still pending. Delays in closing, however, are not likely to delay the project completion. The Phase II environmental assessment is underway.

Ray Giolitto presented the Police Station site plan on a survey commissioned for the project. There was discussion about resurfacing or re-configuring the large existing parking lot, which is larger than needed. Steve Horton suggested that re-surfacing the existing lot would be a poor investment because of the poor quality of the base. A better choice might be to rebuild a smaller parking area and return some of the area to landscape. This work is not in the current project budget, but may be added if costs can be contained elsewhere. There is a long wish list of add-ons. One of those is a carport to protect the police cruisers, advocated by Dave Emery. Chief Fitzgerald also suggested that this add-on was high on his list too. An impoundment area to impound automobiles was depicted on the site. There was discussion about the possibility of providing an emergency egress onto I-91. Chief Fitzgerald expressed reservation about the safety of staff exiting the site onto I-91, however. Alternate access is possible to provide egress onto Chickering drive as well. There was discussion about security: security and privacy from the tenant space; security cameras and security fences. Ray suggested that the tenant space is protected by adequate walls and would have separate entrances. The other features were being planned. There were questions about signage, depicted on the building, but also at the Black Mountain Road turn-off and possibly on Putney Road as well.

Prudence MacKinney made a motion, seconded by Kathy Dowd, which was approved 6-0 as follows:

“To recommend Selectboard approval of the site plan, floor plans, and elevations for 62 Black Mountain Road, presented at the PFFBC meeting on August 10, 2016, for submission to the Development Review Board, with hopes that the architect will take into consideration comments made by the committee as to possible minor changes for the very final plans.”
(Rhonda Calhoun had left the meeting at that point).

Notice: The committee’s next three meetings are scheduled for:

September 14, 2016;
October 12, 2016 and
November 30, 2016, each at 4:00 p.m. in the selectboard meeting room.

Meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Steve Phillips, Clerk.

(pg. 2)