

**BUILDING COMMITTEE  
MINUTES MARCH 19, 2012  
APPROVED**

**Present:** Jack Petropoulos, Chairman; Jeremy Januskiewicz, Vice Chairman; Mike Bouchard, Clerk; Halsey Platt; Michael Bouchard; Susan Daly, Ex-Officio; Chief Joe Bosselait, Ex-Officio

**Absent:** Val Prest

**Also Present:** Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant; Don Walter and Alan Brown of Dore and Whittier

*Mr. Petropoulos called the meeting to order at 4:30pm*

**MINUTES**

*Mr. Platt moved to approve the meeting minutes of March 9, 2012. Mr. Bouchard seconded the motion. Motion unanimously carried.*

*Mr. Bouchard moved to approve the meeting minutes of March 12, 2012. Mr. Platt seconded the motion. Motion unanimously carried.*

**23 STATION AVE, Kevin Lindemer**

Mr. Lindemer was present to update the committee on the possibility of locating the fire station next to the new GELD Facilities. Mr. Lindemer stated that the wetland delineation from the GIS was in the wrong place and there was a meeting tonight with the Conservation Commission to confirm those new boundaries. The proposed fire station of 9700 square feet can be placed on the adjoining lot, according to Mr. Lindemer. Mr. Lindemer identified some cost savings for the proposed fire station, which is to have a one way road and not a two way road. This he said would save \$200k in costs. Mr. Lindemer added that the cost of the road should not be included to the total cost estimate because the road would be built anyway. Mr. Haddad disagreed and stated that someone had to pay for the road therefore it's a cost. Mr. Lindemer stated that Places was hired by GELDS to evaluate the site. Mr. Haddad noted that if the Conservation Commission agrees with the new wetland delineation then there could be enough space to consider a station and if they don't there will not be enough space for a station.

Mr. Petropoulos clarified that Mr. Lindemer identified savings if a one lane road was built. Mr. Haddad added that the size of the road that would be needed was something that had to be decided. Mr. Platt asked if the design of the fire station would be a three story building. Mr. Haddad stated that to fit on the site that a three level station was needed.

Chief Joe commented on the grading of the site and the ability to have trucks go in and out of station. Mr. Lindemer stated that Places addressed the issue. Mr. Petropoulos stated that the grading issue needed be confirmed. There are questions also concerning Broadmeadow Road and the need to sure it up for large trucks going up and down it. Mr. Lindemer stated that Tom Delaney would have to be asked about Broadmeadow. Ms. Daly asked if GELD would consider swapping parcels so the fire station would be closer to Route 119. Mr. Lindemer said no, and added that GELD was past that point. Mr. Lindemere then stated that GELD would entertain the committee coming and talking to the commissioners, if GELD was the recommended site.

Mr. Lindemer again stated the savings identified for GELD in site development costs, which was estimated at \$145k in total savings. Mr. Platt asked about selling the land to a developer. Mr. Petropoulos interjected and stated that the total benefit to the taxpayers would be: \$145k in savings for sharing and another \$200k cost savings for not including the cost of the road. Mr. Lindemer stated that was correct. Mr. Lindemer also noted that the town if they were to build a new station on Station Ave would follow the design of the GELD building. Mr. Bouchard asked about the storm water issues. Mr. Lindemer stated that all questions regarding this subject had been satisfied. Chief Joe thought that there were issues around retention and detention of the GELD site. Mr. Lindemer stated that this site plan still needed Conservation approval. Mr. Petropoulos stated that the following issues needed to be addressed.

1. Grading
2. Wetlands (Road)

3. Broadmeadow Road
4. Retention/Detention

Mr. Petropoulos thanked Mr. Lindemer for his time.

**PROGRAMMING**

Mr. Januskiewicz discussed the Ayer station and the square footage needed. Discussion ensued around the correct numbers presented and how to proceed with the discussion.

*Mr. Bouchard resumed minute taking for committee.*

Mr. Haddad stated that the response time analysis will use three current sites (plus two substations). Mr. Haddad stated that he spoke to John Amaral and would discuss the current issues with the Lawrence Trust on March 19<sup>th</sup>. Mr. Petropoulos asked if the new station should have a public space component. Making it available for public use creates issues of security, parking and cost. Ms. Daly stated that she would verify that the EOC will not move from the Public Safety Building. This would eliminate the need for a hardened EOC. The meeting space needs for the station would be for Fire/EMS Training, CPR Training and Regional EMS/Fire Classes. Removing public meeting space would reduce the need for a restroom, reducing Dore and Whittier's proposal and would leave one stall for male and one stall for females. The committee discussed an increase in the Assistants office space to 200 square feet to include storage for the office. The committee needed to continue to work through the space requirements.

**ADJOURNMENT**

*Mr. Bouchard moved to adjourn the meeting at 6:30pm. Mr. Januskiewicz seconded the motion. Meeting adjourned.*

Approved: \_\_\_\_\_  
Mike Bouchard, Clerk

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respectfully submitted,  
Patrice Garvin  
Executive Assistant to the Town Manager

Date Approved: 3-26-12