

**BUILDING COMMITTEE
MINUTES MARCH 23, 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 9:00am

Mr. Petropoulos began the meeting with a brief discussion regarding the local blog TAG. Mr. Petropoulos summarized how the group decided not to use this medium and explained why a recent item from the Building Committee was listed on TAG. Mr. Petropoulos stated that he spoke to the Administrator of the site and that he has asked why none of the summaries were listed on the Grotonline. The Administrator of TAG posted the Building Committee's summary. Mr. Petropoulos also spoke about the change in meeting time for the 3/23 meeting and apologized for the error in process. Ms. Daley asked about the process for getting information out to the public. The Committee decided that all press communication be sent to the chair.

BUILDING SIZE

The projected size of the station had concerned the Chief. Mr. Januskiewicz stated that the committee needed to make honest deductions to scale down the size of the building. Mr. Petropoulos did not see a downside in asking Dore & Whittier for a smaller station

Mr. Haddad noted that there needed to be resolution on the number and size of the bays. Mr. Haddad recommended that the committee should lean towards a 4 bay station. Mr. Petropoulos asked what the justification could be for 3 bays. Ms. Daly stated that 3 bays would mean three deep apparatus that is not respond oriented. Mr. Januskiewicz stated that a 3 bay station will affect Running- Order. Mr. Petropoulos asked that the Chief give a deliverable of a run order for a 3 bay and a 4 bay station.

Mr. Haddad referred to the Training Tower and the need for it. Chief Joe stated the terminology may be throwing people because in reality it is a staircase. Ms. Daly wanted the training piece due to time and cost to get training done currently. Mr. Januskiewicz stated the cost is with overtime. Mr. Petropoulos stated that the cost needed to be put in numbers so that people can understand. The second set of stairs needed to be put in the building regardless therefore making it larger to accommodate training was useful. Mr. Platt asked how the department currently trains. Mr. Januskiewicz stated that he was working on the number of hours needed for training per year. Chief Joe also mentioned the impact on homeowner insurance savings for residents if training is current.

Mr. Haddad stated that space can be saved in living areas, administrative space and public space. Mr. Haddad stated that he would like to keep the bond at 6 million range to keep from an override. Mr. Haddad stated that he would have the projected bond schedule at the next meeting.

Chief Joe mentioned the idea of no elevator to save costs. Mr. Haddad stated that he would get costs for an elevator. Mr. Petropoulos asked what was saved if a 3 bay station was built. Mr. Haddad stated that 1500 square feet would be saved. Ms. Daly stated that size was irrelevant if the bays did not work. Mr. Platt stated that the size of the bays did not fit the program. Additional evaluation showed that moving to 3 bays actually offered little saving in terms of square footage.

DORE & WHITTIER PRESENTATION Don Walter, John Perry, Alan Brown and Mark Shumaker on the phone

Mr. Haddad asked about the requirements of an elevator that the group brought up prior. Mr. Walter recommended having an elevator and not asking for a waiver. Mr. Walter added that an elevator could cost approximately \$150k. and would not substantially increase the building footprint.

Mr. Perry discussed the concept plan for the Trust property and a possible wetland crossing. Mr. Haddad asked if the building was outside of the 100 foot buffer. Mr. Perry replied that the building was outside of the buffer but the driveway was not. Mr. Perry gave a soil and wetland update and noted that nothing has been certified. Mr. Perry did not see anything on site that could not be overcome. Ms. Ganem commented on the Vernal Pool and that the buffers are the same. Mr. Haddad's concern was the location of the building footprint on site. Mr. Haddad asked if having a meeting with the Conservation Commission was worth discussing. Good news was that the building did not need frontage since the frontage was the wetland. Mr. Haddad asked the number of lots that would be left to develop. Mr. Perry thought 3 lots may be left after the fire station was built. Mr. Haddad thought 3 lots may cause more wetland issues for the fire station. Mr. Perry suggested the driveway being over the wetlands. Chief Joe asked how soon the Conservation Commission would make a decision like that. Ms. Ganem replied 60 days. Mr. Haddad stated that the site needed more investigation. Mr. Perry added the silky soil and high water table concerns on the site. Mr. Platt suggested buying two lots from the Trustees rather than the one to take away wetland issues.

Mr. Brown went through a power point in regards to size needs. Mr. Brown stated that he reviewed the suggested cuts in space by Ms. Daly. Mr. Brown NS Mr. Shumaker walked through Plans A-D. Each plan laid out the proposed fire station in different alternatives. Plan C showed square feet over the bays but there was a problem with getting the apparatus to fit. Mr. Haddad noted that there was also a height issue that might violate building regulations. Mr. Januskiewicz stated that Plan C was not user friendly. Plan D showed nothing over the bay but three floor of administrative and living space. Again problems were found with this plan.

The group then discussed the concept plans presented. Plan 2 had the idea of a shared driveway with the abutter. Mr. Platt asked if at the next meeting the abutters on the land could be somehow shown with an adjacent fire station. Mr. Petropoulos discussed the issue surround the size of the bays and the added cost of a 4 bay station. Mr. Walter stated that he would provide cost estimates at the next meeting. Mr. Haddad stated that the committee should strive for good running order, which is 4 bays. Mr. Petropoulos was also looking for expansion scenarios, which would include personnel and equipment.

Mr. Petropoulos asked what the next steps were to the group. Mr. Walter stated that the size of the program needed to be determined. Mr. Haddad requested the committee be provided with the run order. Ms. Daley asked that the Groton size numbers be reconciled with the CRC size numbers. Mr. Shumaker stated that the next step is to alter the diagram and to discuss it with the Chief then meet back with the committee. The committee decided to have a new diagram drawn up and to report back after committee after some discussion with Ms. Daly and the Chief.

MINUTES

Mr. Januskiewicz moved to approve the March 16, 2012 meeting minutes. Mr. Bouchard seconded the motion. Motion approved. Chief Joe abstaining.

The next meeting will be March 26th at 10am..

ADJOURNMENT

Mr. Bouchard moved to adjourn the meeting at 11:55am. Mr. Januskiewicz seconded the motion. Meeting adjourned.

Approved: _____
Mike Bouchard, Clerk

respectfully submitted,
Patrice Garvin
Executive Assistant to the Town Manager

Date Approved: 3-30-12