

**BUILDING COMMITTEE
MINUTES APRIL 9, 2012
APPROVED**

Present: Jack Petropoulos, Chairman; Mike Bouchard, Clerk; Michael Bouchard; Susan Daly, Ex-Officio; Halsey Platt

Absent: Chief Joe Bosselait, Ex-Officio; Val Prest; Jeremy Januskiewicz, Vice Chairman

Also Present: Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant;

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

MINUTES

Mr. Platt moved to approve the minutes of March 26, 2012(2). Mr. Bouchard seconded the motion. Motion unanimously carried.

Mr. Bouchard moved to approve the minutes of April 3, 2012. Ms. Daley seconded the motion. Motion unanimously carried.

Mr. Petropoulos stated that the committee needed to agree on what to say to the selectmen in a few hours. Mr. Haddad reviewed the Boards meeting schedule up to Town Meeting. Mr. Haddad let the committee know when it would be too late to make a recommendation for Town Meeting and if the group was not ready to just postpone. Mr. Platt stated that if the group was not ready then they could wait until the Fall or hold a Special Town Meeting.

1. Is Lawrence Academy Available? Mr. Haddad stated that it was and he is working towards negotiating a price. Once the price issue is settled he would report back to the committee. Mr. Petropoulos asked if it was in the range discussed. Mr. Haddad stated that the price was within range.
2. Is all the information on Prescott received? Mr. Haddad stated that all the information has been received and Don Walter ran costs estimates and stated the numbers given by Bergmann were accurate.
3. Have the GELD numbers been reaffirmed? Mr. Haddad stated that the GELD numbers have been reaffirmed by Don Walter. Mr. Haddad added that he has the turning radius answers from Don Walter as well for the committee.

Mr. Petropoulos asked the group if they felt ready to make a recommendation.

Mr. Bouchard wanted to review what the committee knew thus far and then hear an update from Mr. Haddad:

Lawrence: money needed for land; abutter issues; viewshed; storm water runoff; clean and clear site; enough land to build station; Response Time all three are even; Permitting would need to go through ZBA and HDC

Prescott: costly renovation; programming concerns; radius turn; no wetland issues; alternative use concern; not energy efficient making ongoing cost issues

GELD: Problematic site

Ms. Daley agreed with Mr. Bouchard summations. Mr. Platt held off comment until hearing Mr. Haddad's update. Mr. Petropoulos stated that at Prescott the programming would be compromised; cost to renovate; reuse of public land; traffic issues; Lawrence a Blank slate but issues with view shed. In terms of GELD Broadmeadow in relation to response time has not been considered. Mr. Haddad stated that Broadmeadow had cost issues. Mr. Platt stated that Response Time was the top priority and suggested going back and factoring Broadmeadow once built up. Mr. Petropoulos stated that GELD benefited the rate payers. Mr. Platt stated that the rate payers save regardless if the committee recommends the site.

Mr. Haddad pointed out that the longer the wait the more of a cost increase in construction. Mr. Haddad noted that Dore and Whittier estimated a 1.5% in crease in construction costs for every 6 months. Mr. Haddad reviewed the costs for the three sites given by Dore and Whittier.

GELD	\$402 square foot - \$436 square foot
Lawrence	\$375 square foot - \$409 square foot
Prescott	\$432 square foot - \$491 square foot

Mr. Haddad clarified that land acquisition costs were not included in these numbers.

PLACES

Mr. Haddad stated that Places sent three new plans to be reviewed by the Committee for the GELD site. The committee reviewed the three new plans. Mr. Haddad then distributed the turning radius plan for the GELD site. Mr. Platt did not see this plan as working. Mr. Haddad stated that on this plan you can not drive through the bays. Mr. Petropoulos stated that plan three was the only plan option due to not compromising the program. Mr. Platt asked if any of the options included an access road to Broadmeadow. Mr. Platt did not like the plans and noted that there was not enough land for future use. Mr. Platt also did not think a fire station is what the town envisioned during the creating of the Station Ave Overlay District. Mr. Platt stated that he was comfortable in recommending the Lawrence Site when compared with the other two sites. Mr. Petropoulos stated that a three story building on the GELD site would not work. Ms Daly also noted the problems with the tightness between buildings. Mr. Petropoulos stated he liked the GELD site because of the Response Time; keeping of open space at Lawrence; no abutter issues; but risky with Conservation Commission. Mr. Petropoulos did admit that he GELD site would not work but needed to be sure before making a recommendation.

Mr. Bouchard took notes from this point forward.

Discussion continued to focus on trying to understand how an uncompromised internal and external program would fit at Station Ave and the impact on an access road to Broadmeadow and on intrusion into wetland buffers. Understanding this fit would allow the Committee to try to assess the viability of an application to the Con Com. There was also discussion about the potential impact on the future of the opportunity envisioned by the Station Avenue Overlay District. It was agreed that there would be some impact, but that the likelihood of any future SAOD development was uncertain and so the impact would be difficult to quantify. The Committee was not able to make a final assessment of this issue in the absence of additional site information, though many members felt that they had enough information to be able to assess the preferability of Station Avenue against LHT with the current information.

The Prescott site was reviewed but the list of compromises and costs quickly showed that Members thought it to be inferior to the LHT site.

The discussion again turned to the need to provide a recommendation this evening and it was agreed that, while we would like to do so, we should not proceed until all Members had what they needed. This helped to frame the outstanding issue and allowed the Committee to formulate its status for presentation to the BOS.

The Committee would request that Dore and Whittier (D&W) provide an overlay of the optimal interior and exterior program on the Station Avenue property. D&W would be asked to adjust the exterior program to the needs of the site, but not to compromise the effectiveness of the program itself. They would be asked to show the Broadmeadow access road in a 1 and a 2 lane version and to indicate any additional costs over and above those that they have projected to date.

The Committee presented this to the BOS and agreed to hold a meeting on Thursday April 12 to review the information if it was available. The Committee expects to be able to make a recommendation in writing to the BOS after that meeting.

ADJOURNMENT

7:30 Adjourned into the Board of Selectmen's meeting.

Mr. Bouchard moved to adjourn the meeting at 8:15pm. Ms. Daly seconded the motion. Meeting adjourned.

Approved: _____
Mike Bouchard, Clerk

respectfully *submitted*,
Patrice Garvin
Executive Assistant to the Town Manager

Date Approved: 4-20-12