

**BUILDING COMMITTEE
MINUTES APRIL 20, 2012
APPROVED**

Present: Jack Petropoulos, Chairman; Mike Bouchard, Clerk; Michael Bouchard; Susan Daly, Ex-Officio; Val Prest; Jeremy Januskiewicz, Vice Chairman

Absent: Chief Joe Bosselait, Ex-Officio; Halsey Platt

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

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

MINUTES

Ms. Daly moved to approve the minutes of April 9, 2012. Mr. Bouchard seconded the motion. Motion unanimously carried.

Mr. Petropoulos instructed the group that they were going to go through the draft report. Mr. Haddad requested a brief Executive Session to update the committee on real estate on the Lawrence Homestead Trust (LHT) site.

Mr. Bouchard moved to enter Executive Session at 10:10am to discuss real property. Ms. Daly seconded the motion. Roll Call- Januskiewicz-aye; Bouchard-aye; Daly-aye; Prest-aye; Petropoulos-aye.

Mr. Haddad stated that he met with trustees of the LHT and they are firm on the price of \$350k. Mr. Haddad stated that the appraisal done on the property was \$275k. Mr. Haddad met with the Board of Selectmen and they agreed to put two options on the table.

1. \$300k allow sewer bump out along back of property
2. \$350k sewer would be forced main down Farmers Row

Mr. Haddad noted that a forced main down Farmers Row would cost around \$70k. This offer is based on the sketch labeled C-10. A Conservation Restriction might have been needed if more land was needed to adhere to the 25% lot coverage.

Mr. Bouchard moved to reenter Open session at 10:15am. Ms. Daley seconded the motion. Roll Call- Januskiewicz-aye; Bouchard-aye; Daly-aye; Prest-aye; Petropoulos-aye.

OPEN SESSION

Report Draft:

Mr. Petropoulos asked if another tour would be needed for Ayer. The group agreed that another tour would be beneficial. Mr. Petropoulos asked if a posting on TAG would be acceptable. MR. Bouchard stated that as long as it was from an individual and not the committee.

Slides

1. Executive Summary- ok
2. Table of Contents-ok
3. Charge-ok
4. Committee Objectives-ok
5. Process Architect Selection-ok
6. Response Time Study- Some wording changes
7. Needs Analysis- The question of expansion was discussed.
8. Needs Analysis Cont- Mr. Januskiewicz recommend the clean up on some language in the scenarios listed?
The group agreed to clarify the expansion and there being no effect on the Center Station. The emphasis would be on substations and personnel in the future regarding expansion.
9. Internal & External Program-ok
10. Optimal Interior Program-some minor edits on each bunk room having a bathroom.

11. Internal Program Rationale-ok
12. Site Prescott School-ok
13. Site Evaluation Prescott School-ok
14. Site Candidates: Mr. Petropoulos noted the Optimal Response Time location arrow indicated on the slide. The group agreed the arrow s should stay on the slide.
15. Site LHT-ok
16. Site Station Ave-Mr. Petropoulos stated that the GELD slides would show a fire station with and without GELD.
17. Site Evaluation Station Ave- Mr. Bouchard commented on the price being lower and asked why. Mr. had dad noted that the costs indicated was without a road cost.
18. Compliance- Mr. Bouchard stated that Conservation was an issue if the Town were to seek a sewer crossing.
19. Community Input- The group decided to inform the public at the upcoming tour.
20. Process Committee-Mr. Bouchard was concerned with the wording for getting 90% approval at Town meeting. Mr. Haddad stated that 90% refers to approval for design. If the LHT site goes down at Town Meeting then Prescott and GELD will be reviewed.
21. Analysis-ok
22. Criteria 1- ok
23. Criteria 2-ok
24. Analysis Summary- ok
25. Conclusion-ok
26. Recommendation- Mr. Petropoulos recommended having members of the HDC and abutters as the design moves forward.
27. Special Thanks- Mr. Haddad was concerned with naming individuals in case some people are missed. Mr. Petropoulos stated that those names and organizations were there for strategic reasons.
28. Appendix, Glossary, Running Order, Average Annual Training; Likely Future Staffing Mix, Emergency Personnel Gets Hurst, Food Prep Needs, Station Ave Overlay 1 and 2.-ok

Updates

Mr. Haddad stated that he had two meetings. Mr. Haddad attended the Planning Board meeting to obtain their A&R approval. The Planning Board supported Article 12 & 13 of the Town Meeting Warrant. Mr. Haddad also met with the Chairman of the HDC. The Chairman wished he had been brought in sooner. Mr. Haddad would be meeting with the HDC on Tuesday, May 15th. Mr. Haddad stated that the Center Fire Station Building Committee would need to present to Town Meeting.

Mr. Haddad asked the group if they wanted to continue the next phase of the project, as Procurement Law allows, with Dore and Whittier Architects. The group did not want to make that decision yet and decided to wait until the next meeting on April 23rd at 4:30pm.

ADJOURNMENT

Mr. Bouchard moved to adjourn the meeting at 11:00am. Ms. Daly seconded the motion. Meeting adjourned.

Approved: _____
Mike Bouchard, Clerk

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

Date Approved: Approved 5-18-12