

**BUILDING COMMITTEE
MINUTES JULY 20, 2012
PUBLIC HEARING
APPROVED**

Present: Jeremy Januskiewicz, Chairman; Mike Bouchard, Clerk; Val Prest; Halsey Platt; Steve Webber (via conference call); Don Black

Absent: Susan Daly, Ex-Officio;

Also Present: Mark W. Haddad, Town Manager; Chief Joe Bosselait; Dawn Dunbar, Land Use Assistant; Don Walter, D&W; John Perry, Gale Assoc.; Alan Brown, C&R

Chairman Januskiewicz called the meeting to order at 9:05am.

Town Manager Haddad announced that Steve Webber was participating remotely via telephone. He introduced Mike Josefek to the Committee as the OPM from Architectural Consulting Group.

Mr. Walter began by saying that they wanted to discuss some updates that had been made to the site plan, then discuss some minor floor plan changes, discuss cost updates and finish by showing the committee what their first take at a 3D rendering looked like.

Mr. Perry told the committee that the wetlands had been flagged and that they were further out than they had originally thought. Town Manager Haddad asked if it added to the directional drilling and if so how much more. Mr. Perry said that it was about 30-40 feet wider. He said that they didn't have the exact costs figured out yet but that this way was still less expensive than extending the sewer line down Farmers Row. Mr. Perry said that the building footprint was staked out for the HDC and Planning Board site walk. Town Manager Haddad asked if the driveway had been staked out. Mr. Perry said that it had not been but that it would be prior to the site walk. Mr. Walter asked if the Conservation Commission had seen the wetlands staked. Mr. Perry said that they had not but that site walk was usually done once the wetlands filing was submitted.

Mr. Perry said that the building as staked in the field was 270 feet away from the right-of-way. He said that they had removed two (2) parking spaces to make room for the memorial area and that they had moved the compressor and other units approximately 13 feet away from the building. He commented on how the grading was more of a challenge than what they had initially thought. The site dropped from 123 feet to 107 feet which meant that they were trying to keep the building lower so that it didn't look so tall. He said that because of the grading they had to install retaining walls on portions of three (3) different sides of the property. Town Manager Haddad asked if material would have to be moved off site. Mr. Perry said that it would. Town Manager Haddad reminded Mr. Perry that an Earth Removal Storm Water Permit would be necessary. Mr. Perry said that moving the building even 10 feet closer to the road could help in eliminating the retaining wall at the rear of the property. There was further discussion about whether or not they could move the building more than 10 feet towards the road and whether or not they could use the topsoil that would have to be taken off the property and use it to re-grade the entire Lawrence Homestead Trust property. It was decided that they would try to move it as much as 30 feet closer to the right-of-way to help with the removal of the retaining walls.

Mr. Prest made a motion to allow Town Manager Haddad to proceed with discussions with the Lawrence Homestead Trust to inquire if it's possible to grade the entire property to try to eliminate retaining walls. Chairman Januskiewicz seconded the motion. Mr. Platt, Mr. Prest, Mr. Bouchard, Mr. Black, Mr. Webber, and Mr. Januskiewicz all voted in favor of the above motion. There were no votes against the motion.

Mr. Walter said that the training room and training stairs square footage had been decreased and they took a foot off the front of the building. He said at their last meeting they were at 19,390 sqft and that they were now at

18,780 sqft. He said that even though they had decreased the square footage, they were able to keep the air handling unit inside the building above the training mezzanine.

Mr. Walter handed out an estimated project budget for review. Town Manager Haddad commented on how the design contingency was still at 80%. Mr. Walter said they were not yet prepared to lower that number and added that it would drop as the design phase moved forward. Town Manager Haddad commented on how the Clerk of the Works was not figured in and asked that \$150K be added to the budget.

Mr. Brown talked about the mechanicals and different options and costs that could be considered. He recommended going with system option #2 (found on the Mechanical System Payback Summary in the Engineering Economic Analysis) as it provided a two (2) year payback. This system included a four-pipe chilled/hot water coil induction unit, gas-fired heating/DX coil coiling 100% O.A. ventilating unit with energy recovery wheel, high efficiency gas-fired condensing boiler plant and high efficiency air-cooled chiller. Mr. Platt said that he was surprised to see a four-pipe system and asked why not a two-pipe system. Mr. Brown and Mr. Walter said they would look into that for the next meeting.

Mr. Brown showed the committee three (3) siding color samples and one (1) trim color sample and asked for feedback. Mr. Platt said that he thought the HSC should make the decision. Town Manager Haddad agreed. Mr. Walter said they had chosen the three siding colors based on the neighborhood and that fact that they wanted the fire station to sit more comfortably in the neighborhood. He said they stayed away from the dark and bright colors. It was decided that they would allow the HDC to make the siding color choice.

Mr. Walter asked for some additional time to complete the design estimate. Town Manager Haddad said that the next meeting with the architects would be on Monday, August 20th at 9:00am. He asked if they were close to filing applications with the applicable boards and committees. Mr. Walter said that they would be ready by the end of the month. Mr. Perry said that first week of August would be best.

The Committee discussed when the next public hearing would be. It was decided that Town Manager Haddad would schedule and time a coordinate with the Committee.

Mr. Prest made a motion to adjourn the meeting at 10:55am. Mr. Plat seconded the motion and all were in favor with a unanimous vote.

Respectfully submitted,

Dawn Dunbar
Land Use Assistant
Approved- 8/20/12