

Charlton Fire Station Building Committee

Members:

Chairman Ralph Fiske	Present	Secretary Rob Barton	Present
Brian Ouellette	Present	Robin Craver	Present
Joe Haebler	Present	Dave Ryan	Present
John McGrath	Absent	Keith Cloutier	Absent

Vertex Members: Kevin Heffernan

Tecton Members:

Rebecca Hopkins

Also in attendance:

Lt. Dowd, Charlton Police

Deputy Cantara, Charlton Fire

Chief Knopf, Charlton Fire

Gerry Doble, Chairman of Finance Committee

Meeting held May 13, 2019; meeting called to order at 1000

Motion to accept the minutes from the meeting that was held on 5/6/19

Haebler

Second-Ryan

Motion carries

Robin abstained

Gave Robin an overview of the site selection process from the past several weeks. Discussion regarding the pros and cons from both sites and survey that was distributed over the week.

Rebecca discussed the survey that was sent out to the members. Station that 7 out of 8 members responded, Robin stating she did not complete the survey. Rebecca states 4 individuals chose the lower site and 3 members chose the upper site. Rebecca stated that her and Jeff spoke after the last meeting and worked on creating a second driveway for the upper site. Rebecca stated they felt they did not do their due diligence by suggesting a site without a second driveway. Rebecca states the upper site does offer the most amount of room for growth in the future. Rebecca states they made adjustments to the upper site to show two driveways exit onto Masonic Home Road.

Rebecca showed us plans of the new upper site design, showing the second driveway that would be for emergency apparatus only. Reports upper site is still a balanced site, however there will be an increased cost due to the additional driveway. Question was made about the additional cost for the secondary driveway. Rebecca states approximately \$500,000 to \$1 million more for the second driveway.

Robin asked what the need was that was driving the change to the upper site. Explained to Robin the situation that arose a few meetings ago where we thought the lower site was not going to be viable due to wetlands. Told Robin that Tecton began looking at the upper site at that time. We then talked to Todd Girard, Conservation Agent and asked him to come to the next meeting to give his opinion. Explained to Robin that Todd Girard came in and advised us that as long as we don't touch wetlands, there are no restrictions.

Keith Cloutier called in on the conference call. Gave Keith an update on the survey results, as well as the second driveway option on the upper site.

Much discussion among everyone regarding the pros and cons of both sites. Chief Knopf stated the upper site give the ability to add additional outbuildings that may be needed in the future. Lt. Dowd asked a question about parking spaces. Rebecca states both sites have equal spaces. Lt. Dowd asked about the upper site cost coming down to the \$28.5 million, Rebecca and Kevin states that yes it could come down since they are carrying \$3.5 million for contingencies.

Rob gave his opinion of being \$1.3 million dollars over the \$28.5 million dollar figure given to us from the Finance Team. Rob states to begin the project by taking \$1.3 million dollars out of the contingency amount even before we put a shovel in the ground, makes no sense at all.

Keith gave us his opinion that he prefers the upper site with the known parking needs. Question was asked about the current number of spaces that the police department has for both police and public. Keith was unsure of the number of spaces they currently have. Question was asked to Lt. Dowd, he was unsure as well. Brian Ouellette looked at the site using Google and states it appears there are 20 spaces for both police and public. The lower site offers 35 dedicated police spaces as well as 39 dedicated public spaces.

Keith asked about Vertex and Tecton recommendations, states we hired them for their expertise. Both Tecton and Vertex states they give the recommendation to the upper site as well. Keith voted for the upper site and then discontinued the conference call.

Much discussion continued from all members of the site selection. Every member gave their opinion on the site options, all agreed that neither site was perfect. Rob stated that in order to reduce cost we would have to cut square footage and no one was willing to cut any square footage.

Motion to select the lower site as the location for the new Public Safety Building and to present at Town Meeting our decision.

Barton

Second- Ouellette

Ouellette is concerned about storm water management and snow removal. Discussed the need to show trailers on the drawings. Resident asked about the other sites around town that were looked at. Rob gave a rundown of the other six sites that were looked at and considered before picking the Overlook property. Joe gave us his option on both sites with pros and cons. Joe stated he preferred the lower site till he saw the upper site with the second driveway.

Question was asked about delaying the vote till after town meeting, Robin stated it would not be feasible to enter town meeting without a show of support for a site. Kevin stated that by delaying the vote it would increase the cost.

Vote for the lower site

Yay-4

Nay-3

Motion carried

Motion to reaffirm the lower site as the site selection

Robin

Second by Joe

Unanimous

Keith abstained

Committee to generate a list of previous sites looked at, discussion about labeling the floor plans for town meeting. Members discussed the presentation for town meeting and what boards/pictures should be shown. Ralph asked about the T&G article, Rob reports any day since he just had to answer some questions for the reporter.

Robin gave us an overview of the financial information that will be presented. States there will be an additional sheet of paper with all the information included.

Rob reports the next presentations will be on Thursday night at 1830 in the Selectmen meeting room as well as Saturday morning at 10 am, with an open house at both the police and fire stations from 1130 to 1 pm.

Question on when our next meeting should be, whether there is a need to meet before the town meeting. Committee members felt we should meet before the meeting. Suggestion to meet at 4 pm on 5/20 in the Selectmen meeting room.

Next meeting will be on 5/20/19 at 4 pm.

Motion to adjourn at 1125

Haebler

Ryan

Unanimous.