

Fire Station Building Advisory Committee
June 26, 2007
Town Hall Annex

Chairman Flanders called the meeting to order at 1803 hours.

Committee members present: Wayne Bredvik
 Peter Brothers (Board of Selectmen's Representative)
 Jason Cornelissen
 Bob Flanders
 Carol Granfield
 Andre Kloetz (Bauen Corp)
 Chris Lizotte (Sheerr, McChrystal & Palson)
 Chuck Palm
 Eric Palson (Sheerr, McChrystal & Palson)
 Dave Parker
 Carl Smith
 David Sticht
 Karen Sticht

Members absent with notice: David "Bud" Larrabee
 Steve Nedeau
 Ann Sprague (ex-official)

ACCEPTANCE OF THE MINUTES: A motion was made and seconded to approve the minutes of the June 12, 2007 meeting. Being no further discussion, the motion passed unanimously, with the exception of Lizotte who abstained due to not being present at the subject meeting.

CONCEPTUAL DESIGN REVIEW: The meeting was turned over to Palson and Lizotte for the purpose of committee input and discussion on the latest revisions to the Conceptual Design.

The revised plans included all of the changes that were discussed at the last meeting. One of the major problems facing the Committee is how to best resolve the elevator issue. The architects have researched various codes including the Life Safety and the International Building Code as well as case history for similar buildings relative to the need for an elevator that would serve the floor containing the future living space. Although the floor would be restricted in its use, it would appear that an elevator would probably be mandated.

Cornelissen suggested that we relocate the future living area to the lower floor, behind the proposed apparatus bay. Currently this space is shown on the conceptual plans as storage and mechanical space. Since we need to build a "retaining wall" behind the old apparatus bay, we could build a normal height foundation (retaining) wall and not fill in this area, but rather use this space to relocate the storage and mechanical space. The other members thought that this would be a good way to eliminate the third floor future living area problem and hence the need for a full elevator. A two-story elevator could then be used and in addition, the height of the rear of the apparatus bay addition would be lower (two vs. three stories). Kloetz indicated that from a cost perspective, this could be a significant savings, not only in the elevator cost but also in general building costs. This new area would be all below grade; however, since it would not be used for general occupancy, it would be ideal for this type of use. One of the concerns about placing the dorm space on the lower level is the possibility of losing natural light; however, once the architects have looked at this more closely, the elevations may be good and this would not be a problem.

STRUCTURAL REVIEW: Kloetz then gave the Committee a brief update as to the status of the study done by a structural engineer. Generally, the engineer's report was very favorable, indicating that the building, although built over fifty years ago, was in a very sound condition. Since a fire station is considered to be an "essential building" and must meet certain requirements regarding structural integrity, there were several relative minor things that could be done that would bring the building closer to current code – it was noted that the new addition would meet these requirements; however, the older section could be enhanced without significant expense. Because the older section will not be brought completely up to current structural standards, the local code officer will need to get involved. This sounded like a very good alternative to the Committee and the Code officer will be contacted as the building plans move forward and some firm information becomes available. Palm indicated that

he has briefly discussed this with the Town's Code Officer and there seems to be a willingness to move in this direction.

OTHER: With respect to the public relations program development sub-committee, suggested members have been contacted and the following people from this committee have agreed to work on the sub-committee: Parker, K. Sticht and Sprague.

Palm distributed a draft report for possible distribution to the CIP. After reviewing the draft, all members agreed to have the report, as drafted, be presented to the CIP on Wednesday, June 27th.

ADJOURNMENT: Seeing that there was no further business to be brought before the Committee, the Chair reminded everyone that the next meeting would be held at the Annex at 1800 hours on the 10th of July. Additionally, it was agreed that future meetings would be held, July 24 and August 7th. Being no further business to come before the meeting a motion to adjourn was requested. Motion was made, seconded and passed unanimously. Meeting was adjourned at 1915 hours.

Respectfully submitted, C. Palm