

Public Works Garage Building Committee
Draft Meeting Minutes
October 11, 2016

1. The meeting was called to order at 2:30 pm in Room 206 of the Town Hall.

Present: Joe Pagliarulo, Jim Bosek, Liz Bacon, Kip Koons, Jennifer Hill, Ed Gentile, Pat D'Arinzo, Jayme Stevenson, ... (Park and Rec, Board of Ed and Town Hall person)

Absent: Martha Banks, Jon Zagrodsky

2. The committee was introduced to the Architect, Mr. Dave Wenchell of Silver/Petrucci + Associates

3. The following is a recap of the presentation and discussion with the architect.

- Flood elevation requirements for P+Z given the level of the back parking lot and lower level. Plans move the existing electrical works and generator to the upper level to address the 100 year flood levels. All vehicles in the garage would be moved to higher ground in the event of flooding. As a note, this area has never flooded in recent history.

- Demolition plans were discussed for the floor areas of the existing garage and other internal areas such as the washrooms.

- An overview was given of the plans for electricals, power, gas, etc for the proposed new space, leveraging off of existing power lines and rooftop installations.

- A thorough discussion of the architectural specifications was given including the bunk room, the toilet rooms, the new offices and the wash bays. Additional time was spent discussing some specifics of the design as follows:

- need for a seismic joint between the new and old portions of the building which runs through the bunk room

- discussion of the roof and the sky lights and the need for this feature vs the cost

- the Board of Ed space and redundancy of eating space, etc.

- the external doors and brick work, can it match more, what about the old brick vs new and the overall aesthetics of the external appearance

- the decision to have offices vs open space and the cost of moves/adds/changes should the dynamics of the team needs change over time

At 3:45, Jennifer Hill had to leave the meeting and handed over the minutes to Kip Koons.

This is a continuation of the minutes of the Public Works Garage Building Committee Special Meeting on October 11, 2016. The first section of the minutes was taken by Jennifer Hill. The numbers reference the items on the agenda.

3. (Continued) A full set of the architectural plans should be completed by November 4th.

The Committee requested that Mr. Wenchell provide a cost comparison of a roof with and without skylights over the new mechanics bay and wash bay areas.

Mr., Gentile stated that he would continue to examine the economics and functionality of incorporating solar panels into the project. He also pointed out that the plan anticipates building over two water service lines which serve the transfer station and a fire hydrant near the station as well as an electric and cable line, both of which are in conduit. As these lines currently run underneath the building, the design for the addition will bridge these lines so as to not put any additional weight on them. If there are any problems in the future, the solution would be to run the damaged line around the building, but he hoped to avoid that expense for now.

4. Mr. Gentile reported that the meeting with the EPC went well with all six members supporting the project. Their only questions concerned the pond on the north side of the garage which the Town owns and the DPW maintains.

5. Upcoming land use meetings for the project are the Zoning Board of Appeals on October 19th which Liz Bacon and Kip Koons have agreed to attend and Planning and Zoning on October 25th which Jim Bosek has agreed to attend. The Architectural Review Board meeting has been moved to the 25th as well.

6. The Committee scheduled their next two meetings for November 1st and 15th (both Tuesdays) starting at 2:30 PM at Town Hall.

7. Mr. Pagliarulo will begin the search for a potential construction supervisor, and Mr. Gentile requested that he and Dave Wenchell be included in that process.

Ms. Bacon asked if there had been any clarification on the right of way that currently caused the garage building to be within the 50 foot front yard setback line, thereby requiring a variance to proceed with the project. Mr. Gentile reviewed the complicated history of the property especially before I-95 was constructed in the 1950s. The land had been transferred from private owners to the State for the construction of I-95 and then back to the Town so that the Town could construct Ledge Road which did not exist. The Town ended up owning both the land in front of the garage as well as the land which contains the garage. The "jog" in the property line that causes the need for a variance can be easily solved by a transfer all within the town's control. However, changing the property line will be a task undertaken after the building project is approved and out for bid.

8. The minutes of the 10/3/16 meeting were moved by Ms. Bacon, seconded by Mr. Bosek and unanimously approved.

9. Meeting was adjourned at 4:40 PM.