

**Capital Projects Building Committee Thursday, March 21st, 2019 at 7:00PM
Town Hall**

Present: Greg Ettridge (Chairman), James Banda (Vice Chairman), Peg Davis (Secretary) Harry Murphy, John Viola, Mark MacDonald, Mike Maresco (Town Administrator), Tom Reynolds (DPW), Greg Guimond (Town Planner), Bill Grafton (Conservation Commission), Barry Cornwall (Senior Center), Sheila Gagnon (COA Board Chairman, Fred Monaco COA Board, Sandy Sutherland (COA Boosters Secretary)

Meeting was called to order by Greg Ettridge at 7:05PM. A motion was made and seconded and the minutes of the previous meeting were approved.

Mike Maresco opened the meeting by bringing us up to date. He mentioned that the warrant for the Spring Ttown meeting will have articles included for design and feasibility review for both the DPW and the Police Station estimated to be \$650,000 each. Assuming that these two articles pass, the three projects (DPW, Police Station and Senior Center expansion) will all be presented for final design and approval as a single article in the Fall town meeting. Tom Reynolds Superintendant of the DPW and Phil Tavares, Chief of the Police Department are working on their proposals to present to the Spring town meeting. In addition to that, they plan to offer a joint open house for the public to explore the condition of the two buildings. This is tentatively scheduled for April 13th. Tom mentioned that he can demonstrate that the larger vehicles are too tall to fit into the garage. He will also show a comparison the current DPW to those in other towns. Mike Maresco is planning to design a section on the town web site called the "Construction Zone" that will feature pictures of the three buildings including the DPW, the Police Station and the Senior Center to promote knowledge and familiarity with the projects under review. The Police Department and the DPW may hire the same Project Manager. The question was raised about a Project Manager for the Senior Center. Mike said that they will need to hire one but that he would work with them if needed.

Greg Guimond gave a presentation to the committee on behalf of the Planning Board. He mentioned that due to the planned placement of the DPW building the Police Department would wither have to be moved or reduced in size. He then reviewed the proposed site for the Police Department which is on the corner lot of Proprietors Way and Seth Sprague Drive. The new building will have to be very long and narrow in order to achieve the space needed, due to the small width of the lot, approximately 400 feet by 118 feet. According to Chief Tavares that will meet their needs. It will probably be a two-story building. Greg mentioned that the small piece of property needed for setback is owned by VRT but that they will donate the land to the town. Greg also mentioned a possible wetland issue but there might be possible mitigation due to the fact that the Police Department serves a function in public safety. Ideally we will be able to have frontage on both Proprietors Way and Seth Sprague Drive. Greg said that there is a drainage basin that can be reconfigured to handle the runoff.

Greg then deferred to Bill Grafton of the Conservation Commission. Bill suggested that we hire a professional wetland scientist to determine if the site is feasible for the police station. The scientist will need to flag the site for restricted areas with signs not to disturb the wetlands. We will need the proper setbacks. We would also need to consider the dimensions of the parking lot and garages if any. He said the site is a good one for conservation easement. Bill said that we may need to go for a variance and may need mitigation. Bill also suggested looking for municipal exemptions because public safety could help override flood zone restrictions. Of course there is a concern that FEMA can change the flood zone requirements at any time but Bill still believes this is a viable site if we take the proper precautions.

Greg and Bill were thanked by the committee for their presentations. Mike will work on developing key strategic questions to help us prepare for the upcoming town meeting.

The meeting was adjourned at 8:30PM. Next meeting will be April 9th at 7:00PM.

Respectfully Submitted,
Peg Davis, Secretary