



Fire Station Building Review Committee

Approved
Meeting Minutes
Wednesday, June 1, 2016

Selectman Brown opened the meeting at 6:05 pm

In Attendance: Selectman Allan N. Brown, Peter Wyman – Fire Department, Peter Ladd – Energy Committee, Howard Kirchner – citizen at large, Anthony Mento – resident/Architectural Designer, Janice Loz – resident/Zoning Board of Adjustment Chair, David Hartman – citizen at large

Absent: Ed Raymond – Fire Chief, Kimberley Edelman – Budget Committee

Others present: Varick Proper, Tim Blagden, Martha Mical, Trish Mitchell, Nicholas Mitchell

1. Meeting Minutes

- A. Allan said he reviewed all the meeting minutes and found that minutes from September 9, 2015 were not approved. The committee would like to approve them at their next meeting. A copy will be sent to the members.
- B. The minutes that need approval are April 20 & 27.
- C. Peter W. moved to approve meeting minutes dated April 20, 2016. Peter Ladd seconded, motion passed 6-0.
- D. Janice moved to approve meeting minutes dated April 27, 2016. Peter Ladd seconded, motion passed 6-0.

2. Directives

- A. Allan wanted to review Directive numbers 8, 9 and 10.
- B. 8) What is the Facility's capability and obligation to accommodate any additional town services such as Emergency Operations Center, Training space, Community needs such as meeting rooms or offering a warming shelter? Should these additional functions or others be included in the design plans?

Allan said the Town Hall and Library serves as a warming center. The question is do you want citizens in the fire station when trying to respond to emergencies, he doesn't feel it's needed. Peter W. said the training room could be used if the other buildings are full. Allan's point is he doesn't want to create a specific room for that. Anthony said Allan's statement of I don't think we need it is his opinion. As a committee we need come up with a formula or a thorough way of assessing the needs and rate it. Anthony said if you call the space a warming shelter it requires it's own bathrooms and the capability for overnight stays, separate heating system, etc. The Committee talked amongst themselves for a bit. The Committee agreed an emergency operation center is needed. Peter W. said there are grants available for a warming center same for the emergency operation center.

Committee Action

Peter W. made a motion to not include a warming shelter in the proposed plan. Howard seconded the motion, motion passed 6-0.

- C. 9) How will the design address and manage maintenance, energy and operation costs?

Allan is thinking that is more of an energy efficiency question. Janice asked if we get into that when the design is created. Allan agreed. Howard said the Committee already agreed to go overboard on the building insulation. Allan said when the Highway Garage in 1998 was built, he wished he used spray foam insulation. Peter Ladd said the foam is relatively expensive, but to have at least one layer of foam tightens the place

right up. Anthony said his firm has done energy and cost analysis on all different types of wall systems and the most cost effective wall solution and the one they use 90% of the time is 2 inches of spray foam in the wall cavity that does an air barrier and seals everything. And then remaining cavity with some type of insulation. Those two applications gives you the biggest energy efficient R value, the best air barrier at the lowest cost. Anthony said over the last 4 years the cost of foam has been coming down because it's being used often.

Allan talked about the appearance of the building, it needs to be esthetically pleasing because it's in a neighborhood. There's heat loss with doors and windows. He was researching flat roofs to see if that would work to eliminated snow loads in front of the doors. Janice said the snow could be channeled away from the doors. Peter W. is not a fan of flat roofs, it's not will it leak, it's when will it leak. Anthony said flat roofs need to be shoveled in the winter time too. Janice feels as a Committee, it should prioritize what is important to spend taxpayers dollars on. Peter Ladd said we should be looking a quality and durability. Anthony said a lot of these things are good to discuss, but, the person who will make these decisions are not at this table. Allan said that's where we need to be careful because I don't want to lose control of this project. Anthony said that's why finding the right team and the individual to work for us is important, and having faith in their abilities and willingness to listen to this Committee and our desires and actually put it into practice. That goes back to the different delivery methods. Allan asked Anthony if the architect writes up the specifications for everything. Anthony said no, the architect writes specifications for 90%, but all the electrical components are written by the electrical engineer, plumbing by the plumber, mechanical components by the mechanical engineer, structural by the structural engineer, all the site related is by a civil engineer.

The Committee talked about not having a number of tiny offices, they liked the set-up in Meredith where they had office cubicles. Everyone will bring their notes for their next meeting.

D. 10) What are the committee's recommendations for the 2 existing fire department buildings?

Allan checked the deed on the Main Street building and found nothing that would prevent the sale. Howard asked if the sale needs to be decided at Town Meeting and Allan said yes, along with public hearings. Allan is in favor of selling the building. Anthony cautions the Committee to not allow the conversation towards other organizations to utilize the building, such as community center or senior center. If that kind of conversation takes hold, then the general public can see, ok, we're going to approve the new fire station and then the cost of renovating the old fire station. Anthony said that's one of the problems his firm ran into in Tuftonboro. Peter Ladd said New London is going through it with the old school. Anthony recommends selling the building.

Allan said the station on Kearsarge Mt. Road, the lot is only 50' x 50'. Peter Ladd feels that building is a historic structure and it doesn't cost much to keep it. Peter W. said he's been asked if it could be used during Fall Foliage Festival. Janice asked if the outcome of the buildings should be left to a Town Meeting vote. David agrees that it's not this Committee's charge to decide the outcome of the buildings. Janice said our recommendation could be those buildings can no longer serve as a fire department. The Committee members agreed that neither building can serve in the future for fire use purposes.

3. General Discussion

- A. Anthony wants to start building information to show the tracking our progress. Allan said he will get together with the Town Administrator and see how he wants to go about this, maybe a summary of what we've done. Janice, said as a Committee would like to review the summary.
- B. Janice asked if the Committee will have a discussion about the North Branch presentation. Allan said yes, at the next meeting he wants to begin creating room sizes.
- C. The next meeting is scheduled for June 15th beginning at 6pm. Anthony wants the Committee to look at a long-term schedule on when an informational session can be arranged.

4. Public Comments

- A. Trish Mitchell asked if her husband and herself could be on the exterior design committee. Allan said this is the Committee that would take care of the exterior design. But, we want pubic input.

- B. Nicholas Mitchell had a comment, he has attended a number of town meetings like this. Pretty darn reassuring to listen to you guys, I think the town is in very capable hands, thank you all for your time and effort.
- C. David said in the April 26th Selectman's minutes it was noted Lois Lord resigned from this Committee and Allan was going to recommend him. David said he has not received anything officially. Allan said he informed the Committee when they were at the Smith property that David is now on the Committee taking Lois Lord's place. Allan also confirmed that all members are voting members.

5. Adjournment

A motion was made and seconded to adjourn at 7:18 pm.

Respectfully submitted,
Mary Whalen
Recording secretary