

## Municipal Facility Committee

### Meeting Minutes

Wednesday, May 10, 2006, 4:00 p.m.

#### Corner Meeting House

Chairman Ronald Cormier called the meeting to order at 4:05 p.m. Also present were Police Chief Vincent Baiocchetti, Ron Mitchell, Town Administrator Jeanne Beaudin, Pleasant Oberhausen, George Condodemetraky, and Stephanie of the Winnisquam Echo.

Ron Mitchell updated the committee on the tour of the Mill that took place after the last meeting.

Ron Mitchell reviewed the options for the municipal buildings. One option would be to have a combined building of the town offices and the Police Department. A second option would be to build a second floor on the existing Police Station, including a foyer in the front that would house an elevator and stairwell.

Ron Cormier stated that he had had a discussion since the last committee meeting regarding crisis situations that could arise at the current town offices and the current Police Department due to space restrictions. After those discussions he felt that a crisis at the Police Department would be much more costly than one at the town offices. Due to this reason he proposed that the committee focus on purchasing one new building or lot and renovating one existing town building. Ron does not feel that the taxpayers will pass two new buildings. Members of the committee agreed that the taxpayers would be more likely to pass a smaller amount of money.

It was proposed that the Police Station receive the new building either on a currently Town owned lot or consideration should be given to purchasing a lot, and that the town offices move into the current Police Department and Corner Meeting House, slowly transitioning over the next two years.

Ron Mitchell raised concerns on the stability and quality of the Corner Meeting House foundation. Jeanne Beaudin stated that when there was water damage last fall the Meeting House foundation appeared to be in good shape.

Pleasant Oberhausen questioned if separating the town offices into separate currently owned town buildings wouldn't be a better choice and less costly. Jeanne Beaudin and Ron Cormier stated that the town offices need to be in close proximity to work most efficiently, therefore separating them would not be the most beneficial choice.

The amount of square footage needed for the new Police Department was discussed. The current square footage of the Police Department is: 3,400. Chief Vincent Baiocchetti requested that the new Police Department be at least 8,300 square feet. The possibility of

building a new Police Department on Rt. 140 in front of the Fire Station was discussed. Concerns of the sloping of the parcel and how that would impact the building were discussed. The committee reviewed maps of the corner property near the Fire Station and Ron Mitchell requested that the committee look at the assessments of the properties around the Fire Station.

Jeanne Beaudin noted that if the Police Department were to be situated on Route 140 on the corner, it could create a traffic problem when exiting the Police Department. Where as the parcel on Route 106 creates an easier access to the road and less traffic issues.

George Condodemetraký submitted a drawing of the proposed second floor of the Police Department. Ron Cormier stated that the building with the second floor added could be used for the Police Department or the town offices, however as a PD would not provide adequate space.

Jeanne Beaudin reviewed the discussion she had with Ken from BreadLoaf. Ken and other members of BreadLoaf are expected to attend the May 15<sup>th</sup> Selectman's meeting to provide information on other municipal buildings they have done, and Integrated Project Management, as well as general information on site viability.

George Condodemetraký inquired about using the Mill for one of the municipal buildings that are needed. Rom Cormier reminded the committee that the Mill is committed for the next 15 years, so it is not a possibility. George inquired about the grant stipulations and Jeanne Beaudin reviewed the grant with the committee. George stated that if the Town contacts the organization that oversees the grant and explains the situation, they might be willing to change some of the stipulations that prevent the building from being used for municipal purposes. Jeanne Beaudin will provide contact information for the CDBG Grant to George. Ron Cormier stated that if the stipulations of the grant are changed after George's discussions, he will consider supporting the Mill as a possibility once again.

There were inquiries of what would happen to the current Town Hall once the offices were moved to another location. Ron Cormier said that the Town is in need of more parking so it will most likely become a parking lot.

Ron Mitchell suggested that an engineer be asked to review the PD to determine if another floor could be added or if an addition is a possibility. Pleasant Oberhausen agreed with this request. Ron Cormier will bring this request to the Selectman's meeting on the 15<sup>th</sup>.

There was discussion regarding the ideal property to purchase for a new municipal building. It was noted that a property with water, sewer, and with a good location in regards to traffic, would be the best choice. It was again stated that the Police Department would be best suited on a Route 106 property, and that the Town Hall could be in the old Police Department with the second floor added.

The second lot on Higgins Drive was discussed as a possibility for the Police Department. Chief Vincent Baiocchetti shared that the Higgins property would be more accessible than the current Police Department is. It was also noted that the Higgins property has water and sewer. Jeanne Beaudin shared that there is a possibility of negotiating the purchase price of the property as it has been on the market for a long time.

Ron Mitchell inquired about the Ride Share property. It is 1.5 acres in size and has water and sewer. It is unknown if the area is buildable due to the monitoring wells on site.

The meeting was adjourned at 5:20 p.m. The next Municipal Building Committee meeting was not scheduled.

Respectfully Submitted,

*Melissa Pucci*

Melissa Pucci  
Town Hall Receptionist