

## **Revised (10/17) Meeting Minutes - October 2, 2014 Public Safety Building Committee**

Attending the meeting are committee members Eric Shears, David Vance, Mark Tocci, Ralph Spencer, Laura Mailman, Carol McLeod, Steve Brown, Robert Sinibaldi and Richard LeSavoy

Also attending was Phil Parry

Meeting commenced at 6:10 PM

The committee appointed Police Chief Shears the Chairman of the committee and Richard LeSavoy as the Secretary

The members each introduced themselves

### Discussion

- Mark Tocci shared with the group that he has had previous experience with Public Safety buildings as part of Crossfield Engineering
- Mark mentioned the Guidelines for Designing and Constructing Public Facilities in Massachusetts he has emailed to the members and suggested each review this.
- The process was discussed in terms of the feasibility, preliminary design and budget and then the warrant and town meeting process
- The idea was raised that the committee should look at recent projects in New Hampshire and Mass with the idea of possibly obtaining an existing design to reduce the cost
- The Chief shared a recent RFP document for the public safety building in Salisbury
- There was a suggestion concerning the possibility of pre-fab buildings and the idea of utilizing naming rights to rooms in a new building to reduce costs
- The committee discussed the existing site and the inadequacy for Public Works, Fire and Police to all be housed there.
- The committee began discussing possible sites for the building

Phil Parry shared with the committee that he has a client who would like to develop his 36-acre property on Route 110 adjacent to Birch Meadow Road and Whittier Drive. His client would consider donating a 9-acre parcel with 800 feet of frontage on Route 110 for the purpose of the public safety building if he can proceed with his development plans and gain approval of the zoning board. The client may also be open to providing excavation and engineering service for the public safety building.

The committee discussed this concept as well as the issues surrounding the town's 40B housing requirements.

Richard Waterhouse then presented a concept for the use of approximately 75 acres of land on Route 110 he referred to as Waterhouse Fields. Mr. Waterhouse proposed donating a 4-acre parcel with approximately 500 feet of frontage on Route 110 for the purpose of the public safety building in return for concessions concerning the possible development of the balance of the parcel. He presented a preliminary drawing showing 145 single-family homes.

Mr. Waterhouse also discussed the history of the parcel proposed for the public safety building and the "Activity and Use Limitation" due to a contamination issue and the remediation which was performed.

Mr. Waterhouse also discussed the concept of a "build to suit" and lease to the town.

The committee briefly discussed the possibility of infrastructure upgrades, which may be necessary, and also the issues surrounding 40B.

**Chief Shears proposed the next meeting to be held on Thursday October 30 at 6:30 PM at the same Firehouse meeting room with the agenda to be forthcoming.**

The meeting was adjourned at approximately 7:50 PM

A number of members of the committee then toured the existing building