

**The Fire Station Building Committee**  
**A Sub-Committee of the Board of Selectmen**

**DRAFT Minutes of Meeting of February 2, 2006**

A meeting of the **Fire Station Building Committee** was held on Thursday, February, 2, 2006, in the Cafeteria, Center School, Woodbridge, Connecticut.

**Members Present:** Chairman Joe Calistro, Vice Chairman Dwight Rowland, Paul Antinozzi, Louisa Cunningham, Chief Andrew Esposito, Beth Heller, Peter Hershman, David King, Michael Luther (left before call to order), and Jim Urbano

**Members Absent:** none

**Also Present:** David Stein, Silver/Petrucelli

**Call to Order:**

Chairman Calistro called the meeting to order at 5:35 p.m.

**Minutes:**

Motion (Rowland – Esposito) to accept minutes of January 11, 2006 meeting. Discussion followed; motion rescinded. Motion (Rowland – Heller) to accept minutes of January 11, 2006 with the addition of Mr. Urbano’s comments “*Mr. Urbano disagreed with the costing. He stated it is unreasonable the costs were as close as they were, given how different the buildings were and how expensive A is*”; approved unanimously (file).

Committee authorized Mr. Calistro to proceed to Other Business.

**Other:**

Mr. Calistro shared a letter from Mr. Hauser regarding the building maintenance department’s desire to use a bay in the old firehouse. Discussion followed. The committee returned to the agenda.

**Public Comments:** none

**Architect’s Report:**

Mr. Stein presented the pros and cons. He distributed 11X17 copies of each scheme and requested committee input (file). Mr. Stein reviewed the evolution of the schemes, touched on the ‘flat roof’ perception, and walked through each scheme package noting the pros, cons, and neutrals.

**Scheme A:**

Discussion took place on the “civic appearance” qualifier, the percentage in cost difference between the three schemes, whether the numbers are realistic, the wording of “various aesthetic materials”, adding “in context to the entire neighborhood”, the scheme’s massing, and moving ‘office space connected’ to the pro category

**Scheme D:**

Discussion took place on “the balance between civic and contextual aesthetics”, bringing in daylight, moving “offices and meeting room disconnected” into con category, changing “simplistic” to “less complex”, and the means of egress to gear and equipment being less direct added to the cons. Mr. Antinozzi shared with Mr. Stein his observations about this scheme, specifically problems he sees with the roof. Mr. Antinozzi showed how he sees the issue becoming complex and irresolvable. Discussion followed. In response to Mr. Calistro, Mr. Stein declined to offer models and went on to thank Mr. Antinozzi for pointing out what he says Silver/Petrucelli would ultimately resolve as they go along, staying within the spirit of the scheme. He further stated we can

change our design to keep it simple. More discussion took place on putting a best foot forward, not proceeding with a design error, and not putting something in the cons list if it will be dealt with in the DD phase. Mr. Antinozzi disagrees with Mr. Stein that the roof can be fixed as the drawings are developed. Mr. Calistro asked Mr. Stein to take the comments into consideration and make changes if needed. Discussion took place on the aesthetic fit of this scheme.

#### Scheme E:

Discussion took place on low slope roof perception, changing to “flat roof” and omitting qualifiers and “harvesting”, and polishing capitalization. Roof top units and office disconnect were moved to the con category. The need for a basement to meet the program needs for bulk storage was discussed as were future expansion options. Daylight was discussed as was adding to the pros the meeting house element and how its separateness makes the design more contextual and overall less massive. Moving E like D to address the maneuvering problem was discussed.

Mr. Antinozzi was asked to address why E was the committee’s choice and said E became indefensible based on the comments after the BOS meeting. He had asked to tweak E with Mr. Stein, but that meeting was not successful. The BOS denied giving more money to Silver/Petrucelli to further develop scheme E. Mr. Antinozzi tweaked it on his own and asked the committee to review and reconsider his version of scheme E.

Mr. Antinozzi distributed and described his drawings (file):

- Site plan – turns meeting house square to road
- Area over apparatus is pitched roof
- Low slope occurs only minimally
- Public entrance
- Firefighter’s entrance off to side connects parking lot directly to apparatus and up and down stairs
- Bulk storage has wall on left follow the slope, maintains set back and full 750 sq ft the program requires
- All advantages of previous scheme E were maintained
- No stair hall interrupting the meeting room, giving a welcoming, beautiful appearance at night
- 2 means of egress on second floor
- Future bunk room shown
- Meeting house perfectly square, each wall goes all the way to grade level, construction is extremely simple
- No need for one piece of steel
- Roof over apparatus as simple a structure as possible
- Area between meeting house and pitched apparatus is low pitched to separate into 2 visual masses and provide less expense
- Mechanical units would be totally shielded from east and west and minimally obvious from straight on
- Can be built for 5.5 million, perhaps including soft costs, according to Mr. Antinozzi
- Exterior elevation shows awning over door
- Appearance suggests a horse barn
- 18’ clearing to bottom of the rafters shown
- Back part of the building not perceived, left with image of simple square box
- Approximately 3200 sq ft, residential size
- Can be pushed back 10’ for the apron
- Intent was to develop E to it’s fullest potential
- Basement possible if desired

Discussion followed. Mr. Antinozzi noted it is the committee’s obligation to meet the 5.5 million dollar budget. He is proposing a modification of scheme E and is asking the architect to consider these ideas. The committee gave positive feedback. Much discussion took place on asking the selectmen for more money for the schematic phase, the charge given to Silver/Petrucelli, and going to the public forum with appropriate options. Mr. Antinozzi noted the project would not have a fair chance without going to the public forum with drawings that are correctly drawn and depicted so the public can understand them. The committee asked Mr. Stein if he can modify E. Discussion followed. Mr. Stein indicated it could cost approximately \$5,000 more for the 80 or so

hours required to mimic Mr. Antinozzi's drawings at the level of development the other schemes are shown. Mr. Stein reviewed the evolution and stated more than \$22,000 has been spent on this already and Silver/Petrucci has met every step of the charge every step of the way. Mr. Urbano noted going forward with these schematics can hurt us in a referendum. Ms. Cunningham concurred. More discussion took place on what happened at the BOS meeting and how to approach the next one. Mr. Calistro requested and received from Mr. Antinozzi and Mr. Stein names of independent estimators.

Mr. Stein asked for input on a rough draft of the flyer proposal (file) requested by the BOS. Discussion took place on inclusion of the old firehouse issue, how not to divide people, options for making the flyer more effective, and the pros and cons of including three options versus just the one endorsed by the committee.

Discussion took place on the charge to identify specific people outside the building committee to serve on a fundraising committee. Motion (Antinozzi – Heller) to suggest the BOS appoint a different committee to do the fundraising; discussion followed. Motion rescinded. Motion (Cunningham – Heller) to reply to the BOS at their meeting that the committee does not see this project one for which fundraising is appropriate as it is an emergency public service the town has an obligation and responsibility to provide -- more like the schools, the police, and public works; motion carried unanimously. It was added the people who support the fire department are already tapped out fighting fires and doing training.

**Invoices:**

Clerk's Invoice: Motion (Antinozzi – Esposito) to approve payment of the clerk's invoice for summary minutes of the 1/11/06 meeting in the amount of \$150. Motion carried unanimously.

Silver/Petrucci: Motion (Hershman – Esposito) to approve payment of Silver/Petrucci invoice in the amount of \$1,015.00 for the 5% remaining for work done on Phase I. Motion carried unanimously.

**Adjournment:**

There being no further business, motion (Rowland – King) to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Aimee Cotton Bogush  
Clerk

Attachments on file:

1. Amended minutes 1/11/06
2. Proposed Flyer
3. Schemes A, D, E, pros and cons
4. Mr. Antinozzi's modification of scheme E
5. S/P Preliminary Schematic presentation