

WOODBIDGE FIRE STATION BUILDING COMMITTEE

MINUTES OF MEETING OF NOVEMBER 16, 2005

A meeting of Fire Station Building Committee was held on November 16, 2005 in Room 16, The Center, Woodbridge.

Members Present: Antinozzi, Calistro, Rowland, Esposito, Heller, Hershman, King, Urbano

Members absent: Francis, Cunningham

Others present: Selectmen Sabshin and Stein

Fire Commissioner Mizzoni

Dean Petrucelli, David Stein : Silver-Petrucelli Associates

Donald Smith, D. Smith Associates

Tom Kenefick, Woodbridge Fire Dept.

Call to Order :

Meeting was called to order at 6:05 pm by Chairman Calistro

Motion was made and passed unanimously to approve minutes of October 24th 2005

During Public Comments, Tom Kenefick (Woodbridge Fire Dept.) voiced comments pertaining to required Parking for the new Fire Station and the safety issues associated with same.

Mssrs. Petrucelli and Stein of S – P outlined some of their key issues for this project :

1. Very difficult to achieve 20,000 SF due to addition of 2nd Floor and circulation required (unless Program is cut)
2. Wetlands Issues (to be addressed at the Inlands Wetlands Meeting following this meeting)
3. Adequate parking for the Fire Dept.
4. 100' setback buffer off the stone wall
5. Overall Project Budget of \$ 5.5MM (including soft costs)
6. Use of the Existing Firehouse

S – P submitted schematics of alternate Schemes E-1, E-2 and E-3. Scheme E-1 tilts the station at some 13 degrees to the perpendicular of Center Road and provides some 61 parking spaces. Schemes E-2 and E-3 are slight variations of Scheme E-1. These schemes essentially provide for a flat roof, wood structural beams, lolly columns in the Bays (to support the flat roof structure) and other building details that are intended to reduce construction costs. It was also noted that with each of these 'E' Schemes, there was no space allocated for future expansion for sleeping quarters (part of the Selectmen's charge) plus they assumed the Fire Dept.'s Parade Vehicle and some misc. storage would be planned for the existing Firehouse.

There was much discussion on the merits of the proposed construction. It appears that with a flat roof and other proposed changes, an estimated \$30,000- \$50,000 might be saved over the original estimate for Scheme A. David Stein of S – P stated they would like to investigate other options that could perhaps save additional monies, which the Committee welcomed.

Based on the input received from the Committee Members (as well as input received at the Inlands Wetlands Commission meeting), S-P will report back to the Committee on their interpretations for the (3) Building Options at our next meeting scheduled for November 30th.

The Committee approved S-P invoice for \$3,045 (Heller moved, King seconded) and the Clerk's invoice for \$150. (Esposito moved, Hershman seconded) both unanimously.

Under Other Business, Dwight Rowland mentioned the Selectmen's intent at their last report to the Board for the Building Committee to form a fund raising Sub-committee as outlined in the Selectmen's Charge. The Committee members felt they could not satisfactorily handle this additional work and hereby request that the Board of Selectmen appoint separate members for this specific Committee.

The meeting was adjourned to attend the requested meeting with the Inland Wetlands Commission at 7:30 PM.

NOTES ON INLAND WETLAND COMMISSION HEARING

Comments to IWA by J. Calistro

Since the approval by the IWA of the Fitzgerald site in 2003, several changes have taken place. You are aware that the referendum for the fire station failed and that the original fire building committee was dissolved and a new larger committee was formed by the Board of Selectmen.

The first significant change was that the Board of Selectmen at their November 12, 2003 meeting voted to not permit any containment ponds on town owned property. The town counsel in a Memo dated November 25, 2003 confirmed the legality of the requirement.

The second change is listed in the charge to the Committee is a recommendation that there be a 100 foot buffer between the building and the stone wall. The original plan showed the building eliminating the stone wall (it was proposed to rebuild at a near location).

Since the approval of the previously approved plan, Town Planning and Zoning Commission requires adequate parking for all new installations. The Fire Department states that they need at minimum 55 parking spaces.

The Building Committee has tried very hard to meet these requirements. Instead of a desired one floor station, a second floor was included in the design, trying to cut down on the overall foot print of the building. As you will see from the sketches to be presented by our Civil Engineer between the wet lands and other recommended requirements, we are really being squeezed

Mr. Donald Smith of Donald Smith Associates will present to you some options as to how we can satisfy the requirement imposed on this project.

PRESENTATION BY Mr. DONALD SMITH:

Mr. Smith walked the Inlands Wetlands Commission through ten (10) options. Basically, they all discussions revolved around deleting the containment pond as originally approved by IWC a few years ago and conveying the run-off through wetlands to the existing pond on the Fitzgerald property. IWC seemed to be receptive to this concept. However, one concern they did state was to see a 100' buffer between the pavement and the Skolnick Property on the west side of the site to protect the wetlands rather than the buffer recommended for the stone wall.

Mr. Smith was to proceed with developing this concept further with S - P for presentation to the Fire Station Building Committee.

Respectfully submitted : J. R. Calistro