

**Fire Station Building Committee  
Meeting Minutes  
March 27, 2024  
6:30 p.m.  
Select Board Meeting Room**

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**Members Present:**

Dawn Rand, Chair, Mitch Cohen, Vice Chair, David Parenti, Fire Chief, Daniel Brillhart, Fire Captain, John Rapa, Financial Planning Committee, Diana Nicklaus, Citizen-at-Large, Tom Reardon, Citizen-at-Large

**Others Present:**

Neal Aspesi, Deputy Chief, Shawn Thompson, Facilities Manager, Amy Dunlap, HKT, Janet Slemenda, HKT, Marc Theiss, HKT, Todd Ashford, Colliers, Dom Puniello, GGD Consulting Engineers.

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The meeting was called to order at 6:30 p.m.

1. Ms. Rand opens the Fire Station Building Committee meeting announcing Mr. Rapa's resignation as a voting member but will remain on the committee in a non-voting position.

**2. APPROVAL OF MINUTES**

The March 11<sup>th</sup> minutes were passed over and Mr. Cohen moved to approve the meeting minutes from March 20, 2024. Chief Parenti seconded the motion. All in favor. Motion carries over.

**3. LIFE CYCLE COST ANALYSIS PRESENTATION**

Mr. Puniello from GGD Consulting Engineers presented a life cycle cost analysis for different heating and cooling system options for the fire station, including air source heat pump, variable refrigerant flow, and geothermal ground source heat pump systems.

Committee members discussed the pros and cons of each system, including cost, energy efficiency, and maintenance, with Mr. Cohen expressing a preference for the geothermal system due to its potential for cost savings and alignment with the Town's sustainability goals. There was also discussion on the potential for solar panels on the fire station roof, with Mr. Puniello explaining the potential cost savings and energy efficiency benefits. The committee agrees to further explore this option.

Ms. Dunlap mentions the topic of materials and colors, leading to a discussion about the color options and brick samples. The committee talked about the aesthetics of the fire station, including the color and material of the bricks and metal elements. They agree to use cobblestone (gray color) for retaining walls without adding color to keep the cost down.

Ms. Dunlap explains the process of selecting the masonry colors, referencing the old Town Hall as inspiration. The committee discussed deciding between the light and dark color palette, leading to the color preference.

Ms. Dunlap explained the cost estimates for using zinc or aluminum composite metal panels, leading to a discussion about the durability and maintenance of each material. The committee decided on aluminum due to easier color matching for doors and windows.

#### **4. LED SIGN & SIDEWALKS**

The committee discusses the potential for an electronic message board on the building sign, which was not approved by the ZBA.

There was discussion from the committee on the design and placement of the sidewalk in front of the building, with concerns about accessibility and connection to neighboring properties. Ms. Dunlap expressed concern about the sidewalk leading to nowhere and looking messy. She asked if there is a compromise solution to adhere to design review guidelines, maintain green space and connect to the Hillside Grill. Ms. Dunlap clarifies that the grading they intend to do to connect the neighboring property's sidewalk would be handicap accessible.

Mr. Cohen pointed out the considerable slope towards Hillside Grill, to which Ms. Dunlap responded they would have to grade up. Mr. Cohen and Mr. Reardon discuss property boundaries and architectural access board requirements, concluding that sidewalks do not have to be handicap accessible.

Ms. Dunlap explains that the proposed grading would create a more accessible path than the existing one, and that they are trying to balance accessibility, aesthetics, and cost. Mr. Cohen suggests the committee should consider the cost of grading and whether it is necessary, given that the sidewalk does not need to be handicap accessible. Ms. Dunlap agrees to look at the cost of grading and the possibility of reducing it but emphasizes the importance of making the site accessible.

Mr. Cohen concludes the committee needs to consider all options and make decisions based on what is best for the Town. He stated we need to consider the cost of landscaping and whether it is necessary, given the sidewalk does not need to be handicap accessible.

#### **5. BUDGET**

Mr. Cohen suggests reviewing the project's budget document to identify potential cost savings. He insists on asking questions about the cost estimate as that is their job, while Chief Parenti suggests waiting until they have more accurate numbers. The committee decided to wait until more costs come in.

Mr. Ashford, Project Development, stated that after some costs came in and decisions that the committee made on the retaining wall, EV charging stations, water tower for antennas and a few other changes the new estimated cost is \$39.7 to \$45.2 million. He commented that Municipal sites are never perfect, so site costs are higher than other projects.

**6. PUBLIC INPUT**

Henry Squillante, 72 Crestwood, raises concerns about the cost of the Geothermal system and its payoff period.

Grace Bottitta-Williamson, 20 Monroe St. just purchased this property and did not know about the new station and would like more information. Chief Parenti invited her to call him.

**7. NEXT MEETING**

April 3, 2024, zoom meeting. Chief Parenti states that the engineers and architects do not need to be present at the meeting, as they have already presented all necessary information. Ms. Rand suggests that if anyone has topics they want discussed, they should send them to the chief.

Ms. Slemenda mentioned a Planning Board meeting scheduled for April 16<sup>th</sup> and other tentative meetings.

Mr. Rapa suggests a short check-in meeting on April 17<sup>th</sup> to discuss the planning board meeting and other matters.

**8. ANY OTHER BUSINESS**

No other business was discussed.

**9. ADJOURNMENT**

Mr. Reardon moved the committee vote to adjourn the meeting: Mr. Cohen seconded the motion: roll call was taken as following:

Brillhart	“aye”	Rand	“aye”
Cohen	“aye”	Parenti	“aye”
Reardon	“aye”		
Nicklaus	“aye”		

Respectfully Submitted,

Lorraine Thompson  
Administrative Assistant