

Washington Planning Board

Working Meeting Minutes - DRAFT

August 31, 2016

- 0.0 Assembly: 4 PM
 - 0.1 Members present: Crandall, Kluk, Schwartz Dulac and Williams
 - 0.2 Alternates present: Terani and Russell
 - 0.3 Members and Alternates Absent: Hatch
 - 0.4 Visitors: None

Crandall opened the meeting at 4 PM, at the Town Hall

- 1.0 **Minutes:** August 11th, 9am working meeting, no changes requested, Kluk motioned to approve as written, Williams seconded and all voted in favor. August 11th 10:30am working meeting with Milestone, no changes were requested, Crandall motioned to approve as written, Schwartz seconded, Williams abstained and all others voted in favor. August 18th working meeting at Schoolhouse with Drasba and Cole, Terani asked if the amount stated for window restoration was per window, Schwartz said yes, no changes were requested, Kluk motioned to approve as written, Crandall seconded, Williams abstained and all others voted in favor. August 22nd working meeting, Kluk motioned to approve as written, Crandall seconded, Williams abstained and all others voted in favor.

- 2.0 **Report on meeting with Drasba:**

Crandall and Kluk met with Drasba on August 23rd at Drasba's studio to talk about plans for the Town Hall. Crandall said that Drasba has said he would do some work on the plans and speak with Milestone to get numbers for us for no cost.

Kluk said that they discussed a scaled down annex with no offices in the basement, much like Monahan's plans dated January 12, 2009. Kluk said they asked all the questions we came up with at our August 22nd meeting that covered keeping the rear grade, mechanicals and archives in basement, egress and stairway issues and LULA. They presented some ideas to Drasba and asked about savings. He said he would work up some numbers and ask Milestone if they agree with them. They spoke about 3 foundation scenarios, the fact that having the cistern in the basement saves a lot of money but uses 8' X 30' of space. It would be \$85K to restore the existing windows. Dulac asked about stairway code, Kluk answered that code is 7" rise and 11" run, the existing stairs are 8" by 10". Crandall said that Drasba hopes to give us his figures by September 13th.

- 3.0 **Discussion on plans for F/R Building and PB conditions:** Crandall said that this is what we are doing on the TH and asked what we are doing on the F/R building. He said he and Kluk had a short conversation with Atkins and he wasn't interested in changes to the F/R plan. Crandall said Kluk has some ideas to save money on the F/R building and we should look at them. Kluk said we are wrestling with the empty building possibilities and trying to figure out things that will fit in there. She thinks using the existing station for the admin space is a good idea. Crandall said that if we have to cast around to find a use for a building, it isn't legitimate. Dulac said that it is a hard sell if the station isn't a part of the plan. Schwartz said there are almost 1000 sq ft of storage that needs a home. Kluk said the existing building needs to be a high-value utilization. We would like to put the Police in there as a long-range plan but Kluk wants to take baby steps and design smartly so when the need comes up we can expand. Crandall doesn't think that moving storage stuff is a good usage. Kluk said if we use the existing F/R station where would the "barn" go? She wants to ask Thayer and Costello where

something could be located on the site. Dulac wants to have a meeting with F/R to see if they are open to alternatives. Crandall asked who we should meet with. Dulac talked about the alternatives that we have thought of, he said we need the F/R members to advocate for the project so we need them on board. This has to be a community effort. Williams said that Crandall's point that he has a worry people who have supported the Town Hall project may not support the new plan and that may be true for the F/R project too, if we don't get the support do we stop? Crandall wants the voters to decide and put up two warrant articles; one a full project and one scaled back, so the people can decide. Williams said that we can write one warrant article and keep it vague; renovate the Town Hall and build a F/R building and amend the article to the level of project that voters decide to support. He said it is difficult to get people to come to forums or meetings, we should focus on "yes" voters. Kluk gave out copies of a site plan, which showed the 48' X 80' barn turned. She explained that an admin space could be added on at a later date to the northwest end. It has stacked trucks and storage areas, bathrooms and decon. She said we could free up more space by having only one bathroom and one shower. It is sized down from 54' X 80' and is 3,840 sq ft (480' smaller). Terani asked about using the existing station for town offices during construction, instead of using Camp Morgan Lodge. Crandall said that plan required a complete new F/R station with admin to work. Kluk said we could move PD to the existing F/R station with this plan and use the Schoolhouse for town offices. Crandall suggested renting office trailers for town offices. Kluk spoke about the plan for the existing station; keeping Rescue in the station and PD cruiser parked in one bay. Williams said that this plan lends itself to phasing and doing it ourselves; he sees significant savings in doing it that way. He thinks we could get it done for \$1.3M.

Crandall said that if one project gets cut they both should be cut. Schwartz disagreed. Williams said we need to meet the needs of both buildings, we can't cut arbitrarily, Schwartz agreed. Dulac asked if it is worth talking to F/R about it. Kluk said we need to know if it could be placed on the site as described. Williams said Thayer would have an opinion but Costello would know. Williams had a few issues with Kluk's arrangement of rooms. He thinks the Training room is too small and should be on the other side of the building. Schwartz liked how William's plan has the training room on the other side of the building. Dulac asked if we accept it conceptually. Williams asked what we are aiming for 2017 or the next year. Schwartz said we will see where we are in a month or so and decide.

Crandall asked about numbers from BPS, Schwartz said we haven't yet been in touch with them. Williams said he thinks the number for the plan was \$1.59M last year so we could add 5 or 6% to get a number. Dulac asked if Kluk's plan would save \$400K and get us under \$1.4M (from \$1.78M). Williams thought it would. Dulac wants to go back to both groups and see if they will get on board. He feels approval from Costello is key. Crandall, Schwartz and Dulac will see Costello. Terani suggested a cover letter and give the conceptual plans to F/R prior to a meeting with them. Schwartz will set up a meeting with Costello. Crandall wants everyone to agree that the existing building needs to be used.

4.0 Next meeting, purpose and date/time: Our regular monthly meeting is Tuesday, September 6th at 6:30PM at the Town Hall.

5.0 Adjournment: 5:25 PM

Respectfully Submitted, Nan Schwartz