

**COMMUNITY FACILITIES COMMITTEE MEETING  
JUNE 27, 2011 – POLICE DEPT. COMMUNITY ROOM  
AS AMENDED**

MEMBERS PRESENT: Gil Archambault, Mark Fougere, Janet Langdell, Merv Newton, Bill Parker, Jim Rumson, Eric Schelberg (Ambulance Director), Peggy Seward, Rod Watkins, and Leighton White. Lorraine Marchildon entered the meeting at 6:50 p.m.

M. Newton called the meeting to order at 6:43 p.m. He advised that the Board of Selectmen has added three additional sites for consideration. M. Newton noted that the committee's charge is to find the best site by September 26, 2011. He questioned if the BOS is planning to put the total package before the voters in March.

E. Schelberg said that in the CIP, at this time, two ambulances are to be purchased in 2013 to replace the current aging ambulances.

Discussion ensued on selecting a building site in order to determine the appropriate type of building design to fit the lot. M. Fougere suggested having site plans to scale for each lot wherein the committee could place computerized designs appropriate for the configuration of each lot; i.e., whether a one or a two-story building would be the best option, drive-through bays vs. independent bays, etc.

E. Schelberg noted that with the police department building, the CFC saw the project through the approval process at town meeting, and then the Building Committee oversaw the construction phase. J. Langdell remarked that many groups of citizens were also involved in publicizing and promoting the police department facility to emphasize that this is what the town needs to do.

E. Schelberg went on to say the CFC already has considerable information with regard to the sites in question in order to make a determination as to the best location to construct a 9-10,000 sq. ft. building to house the ambulance facility. The BOS will have to make a final decision as to the scope of the project and estimated costs.

Both J. Langdell and M. Newton concurred that the original charge from the BOS needs to be expanded to involve the CFC in the preliminary design and follow through to town meeting. M. Newton agreed that the charge to the CFC needs to be officially expanded to involve the committee in the next phases of the project on through to the vote by the public.

Discussion continued on the Planning Department having maps available to the committee members to enable them to place structures on each site to assist in determining the best viable building site. M. Newton said he is hopeful Liz Michaud will be in attendance at the next meeting with her trusty computer and site evaluation program. B. Parker noted that there are monitoring wells at the rear of the Fuller site (25/112), and he will contact the EPA to see if any additional data is available.

In answer to a question concerning the Elm Street site (25/125), E. Schelberg said the preferred locations are on Garden and Cottage Streets. There was general agreement

that Elm Street is heavily trafficked and congested, and the Elm Street site would not fare well in the evaluation process.

P. Seward volunteered to find a location for the CFC to meet in July, and the members agreed to meet each Monday in July commencing July 11<sup>th</sup>.

In response to queries from the committee, E. Schelberg said four independent bays for an ambulance facility would be preferable to drive-through bays. A training and/or conference room would also be very useful for the volunteers to keep up with their ongoing training and certification. There will be considerable give and take during the final building design process taking into consideration building costs and site constraints.

At this time Kathy Bauer and Nate Carmen entered the meeting (7:30 p.m.).

J. Langdell read the various evaluation categories used by the committee in the past. There was general agreement to add "demolition" to the site work category as well as "lot constraints" and "renovation needs".

General discussion ensued regarding setbacks, and it was noted a 15-foot setback is required to the Boston & Maine Railroad tracks at the rear of the Garden Street sites. Lot No. 25-76 is only 90 feet deep, and any existing buildings are classified as non-conforming and pre-existing.

The committee members were in agreement that they were comfortable in accepting the charge of the BOS to make a recommendation of the most appropriate site to support an ambulance service building well within the given time frame given the availability of any particular site. However, the committee was also in agreement that it wishes to stay involved with the entire process until the town votes. Therefore, the charge from the BOS needs to be expanded to support a joint effort of the entire project and to be a part of the public relations and marketing efforts to educate the public. In view of the necessary 60 percent vote, a broad coalition of supporters will be needed to see this project through its completion.

J. Langdell made the motion, seconded by P. Seward, that the CFC accepts the charge from the BOS dated 6/20/11, but also wishes to be a part of the next phase of the project by working diligently with the BOS in a joint effort to review the entire project and associated costs as well as being part of the public relations and marketing efforts to educate the public through a broad-based coalition to see the project through its acceptance by the voters. Said motion was adopted.

L. White made the motion, seconded by J. Rumson, that the minutes of June 13, 2011, be accepted; said motion was adopted.

The meeting was adjourned at 8:15 p.m.

L. Marchildon