

TOWN OF NORTHFIELD
EMERGENCY SERVICES FACILITY BUILDING COMMITTEE
WEDNESDAY, APRIL 27, 2022, AT 6:00PM
MEETING MINUTES

1. Call To Order

- a. *Present: Stephen Seredynski, Andrea Llamas, Skip Dunnell, Mark Fortier, Heath Cummings, Bernhard Porada, Alex Pirozhkov; Absent Kevin Connolly, David Quinn, Jon Hall,*
- b. *Colliers Representatives Anthony DiLuzio, Matt Sturz; Caolo Bieniek Architects (CBA) – John MacMillan, Jim Hanifan*
- c. *Public Attendees: Bee Jaque, Jenny Kilgore, Susan Secco, Shirley Keech, Lynn Hansel, Virginia Hastings, Annie Chapell,*

2. Warrant Article Discussion

- a. *Andrea Llamas presented Article 23 as follows;*

ARTICLE 23: To see if the Town will vote to authorize the Selectboard to acquire, by purchase, gift or eminent domain, a fee simple interest in a portion of property located at Route 10 (Main Street) and Dickinson Street, said larger property identified as Parcel ID #17-D2-1, and described in a deed recorded with the Franklin Registry of Deeds in Book 6491, Page 276, the portion to be acquired containing 23 acres, more or less, and shown on a sketch plan entitled "Land to be Acquired at Main Street and Dickinson Street," said plan on file with the Town Clerk, on such terms and conditions as the Selectboard deems appropriate, with the care, custody and control of said property to be held by the Selectboard for general municipal purposes, including a public safety facility, and, as funding for said acquisition, to raise and appropriate, transfer from available funds, borrow, or otherwise provide a sum or sums of money to acquire the property described herein and for all legal fees and other costs incidental and/or related thereto; and, further, to authorize the Selectboard to enter into all agreements and execute any and all instruments on behalf of the Town as may be necessary or appropriate to effectuate said acquisition, or take any other action thereon or in relation thereto.

- b. *Andrea advised that this is consistent with the 2014 Master Guide for Passive Recreation and the 2020 Open Space Plan. A successful vote only allows the Selectboard to negotiate the purchase for "General Government Purposes". Skip Dunnell advised that this article does not lock in the use for the Emergency Services Facility or any other building structure. A vote to allow the acquisition only gives the Town the ability to consider any and all uses. The ESF Committee is still reviewing several site alternatives. The Committee has developed a comprehensive site matrix with alternative sites and evaluation criteria. This is a public document and has been discussed for many years. Heath Cummings explained the Town will have the ability to consider other uses in the Town's best interest which includes recreation and preservation.*
- c. *Skip Dunnell further explained that the process of site consideration that the committee has been taking for more than 10 years. As this parcel become available for Town consideration the Committee has been conducting due diligence to prove out the ability to fit a building on the site and conduct subsurface investigation to evaluate the*

ability to construct on the site. The Town, through the Committee, has conducted a physical land survey, wetlands boundary and buffer zone documentation. Test pits are schedule in the next couple of weeks.

d. Public Comment

- i. Lynn Hansell stated she understood the need for a new facility and is just coming up to speed on the process. She asked if anyone had or would be conducting a flora or fauna mapping of the site. Colliers explained that has not occurred but would be something that the Town could consider in the future. For now we have only been study a very small portion of the total site. Under the current article the Town is considering 23 acres of the 39+/- acres.*
- ii. Anne Chappell asked about the potential sewerage and contamination of the site if the ESF were to proceed? Skip Dunnell explained that much of the decontamination process is conducted at the event scene so as to limit bringing contaminates back to the station. The final design of sewer and stormwater systems would need be designed in future stages of the project.*

3. Public Safety Program & Concept Design

- a. CBA representative John MacMillan reviewed the proposed floor plan, site plan and overall program. The program is currently about 17,000sf down from 24,000sf. It is important to note that this is not the final plan is a concept of what could fit on the site as a proof of concept. Mark Fortier advised that many reductions have been made and this is likely as small as the program can get to be functional long term. Any proposed building needs to accommodate the departments growth for 25+ years.*
- b. Lynn Hansell questions if the Town has recent demographic number and call number for the Police, Fire and EMS. Mark Fortier explained that as the population is aging the number of calls increase. Last year the EMS responded to about 700 calls for service. Skip Dunnell also advised that the proposed station would provide for responder to stay in the building during storm events whereas currently they would have to sleep on cots in the apparatus bay or in the vehicle itself. There may come a time in the future where the Town would consider "career" firefighter and dorm rooms would need to be provided.*
- c. Stephen Serendynski advised that the currently there are 2 Bed & Breakfast inns being planned, 10 homes that re being considered by the college to offer family housing.*

4. Next Meeting, Adjournment

- a. Next meeting scheduled for May 11, 2022, hybrid at 4:00PM*
- b. Motion to adjourn offered by Heath Cummings, seconded by Mark Fortier. The motion passed unanimously by roll call vote and the meeting concluded.*

AGENDA ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR TO BE DISCUSSED AT THE MEETING. NOT ALL ITEMS MAYBE DISCUSSED AND OTHER ITEMS NOT LISTED MAY BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.