

RECV'D: Office of the Town Clerk
February 10, 2010 4:20pm

Public Safety Facility Renovations Planning Committee – Revised Minutes
7:00 P.M. Thursday, January 21, 2010
Durham Fire House

Voting Members – In Attendance:

David Heer, Christopher Flanagan, Duncan Milne, Andy Meiman, Ed Mik, Jr., Frank Behrens, Peter Lowe, Tom Wilt, B.J. Joyce, Sue Wimler

Voting Members – Absent: none.

Public - In Attendance: David Stein, Donald Smith, Jr, Paul Jorgensen

Ex-Officio Members – In Attendance:

Francis Willett

Ex-Officio Members - Absent:

Harry Hall, Scott Wright

Call to Order – 7:00pm

Approval of the Agenda

Motion to approve: Ed Mik, Jr.

Second: Christopher Flanagan

Agenda approved on a voice vote.

New Business

- 01.21.10.a** David Stein of Silver/Petrucci was present, along with Paul Jorgensen (S/P) and Donald Smith, Jr., Consulting Engineer. The team presented the Committee with overview of project work to date.
- 01.21.10.b** An overview of the zoning map and zoning constraints of the three properties was presented by Mr. Smith. (See “Zoning Constraints” drawing) Based on the constraints imposed by current zoning and wetlands, he recommends merging the three parcels into one single property.
- i. Each parcel has two types of zoning: Main Street Residential towards the front, and Farm Residential toward the rear. Each type of zoning has different setbacks; combining the parcels would eliminate the differences in the setbacks.
 - ii. Wetlands constraints – wetlands are shown, along with their setbacks, on the “Zoning Constraints” and “Septic System Constraints” drawings. The original wetlands designation was done by Brian Lord, soil scientist, according to the Town’s Health Department.
- 01.21.10.c** Overview of possible septic system options and constraints, based on location of wetlands, were presented. Donald Smith reviewed the results of the ground and wetland areas on the firehouse property. In order to determine if the property can support a proposed leaching field (see “Septic System Constraints” diagram by Donald Smith, Jr.),

a curtain drain should be constructed and the site monitored for an entire wet season (Feb 1 to May 31). There is insufficient time to implement this plan for monitoring in the 2010 wet season. Significant challenges to using this site were previously identified in a letter from the State DEP Water Compliance Unit in 1975 and in a memo from Bill Milardo to Laura Francis, dated March 11, 2008 (both included in Mr. Smith's materials). The pitch of the existing drain pipe is insufficient; it should be deeper to permit extension further back in the property. The septic system at 37 main Street can be used as is, but it limits southward expansion of the firehouse and the position of the driveway.

- 01.21.10.d** David Stein submitted the hard copy of a report from Fuss and O'Neil LLC. The body of the report was previously reviewed by the Committee on Jan 7.
- 01.21.10.e** David Stein gave a report of the Environmental abatement requirements. The structures of each house would have to be stripped down to bare framing and full hazardous materials abatement would be required.
- 01.21.10.f** Malone and MacBroom did a traffic analysis of the traffic impact of the site and the proposed facility. A report of their findings was submitted by David Stein. No commentary was provided in the report.
- 01.21.10.g** David reported on their initial report from the Chiefs "end-user" meetings. Requested that we review our initial needs assessments and review comments about the various areas. Discuss consolidation/shared spaces and items in the program. Reports would be distributed to group for review and comments to be sent back to S&P for next steps.
- 01.21.10.h** David Stein spoke about the next steps for the Committee and ex-officio members in developing the program and having discussions about what elements in it can be shared and which would need to remain separate. The current program is a starting point, and will take several meetings of work to bring it to a point at which design can begin. He said they will design size of respective spaces based on what we say has to go into the space.
- 01.21.10.i** Feb 3rd is the date for the Woodbridge fire house tour at 7pm. S&P is finishing Manchester EOC Facility; when ready they will schedule a tour.

Old Business

- 01.07.10.a** Correspondence – Soil Testing and borings from Donald Smith Engineering Firm Chairman Meiman read the letter to describe his original findings.
- 01.07.10.b** Correspondence – Review of weather three parcels should be combined or kept separate. Recommendation that there is nothing restricting the town from combining the parcels. That parcel consolidation can be done, but the committee needs to be sure that is what is required to go forward. Because going back is going to be much difficult.
- 01.07.10.c** Correspondence – Meeting Minutes from Chiefs Meeting on December 17th. Francis Willett requested changes to the line items under Emergency Management Items.
- 01.07.10.d** Discussion on Woodbridge fire house tour. Scheduling conflicts and rescheduling dates will be sent out to committee. Will ask for the floor plans for Woodbridge.

Next Meeting on February 4th. Agenda posted on Town Website.

Adjourn:

Motion to Adjourn Approved on voice vote. Meeting adjourned at 21:15 pm

Respectfully Submitted,

A handwritten signature in green ink, appearing to read "Francis S. Willett", written in a cursive style.

Francis S. Willett – Secretary
Public Safety Facility Renovations Planning Committee