Williamsburg Public Safety Complex Committee

March 9, 2016

Called to order at 6:35 PM by Chair Bill Sayre. Members present: Bill Sayre, Dick Kisloski, Louis Hasbrouk, Denise Wickland, Mike Wayne, and Denise Banister. Absent: Don Lawton, Dan Banister, Daryl Springman, Peter Mahieu, and Jason Connell.

Mike Wayne moved, and Dick Kisloski seconded to approve the minutes of February 10, 2016, meeting as presented. Motion passed with two abstentions (DW and LH).

Bill presented the draft of the report of the committee for the Annual Report, and also a draft of an article for the Spring Newsletter. Both were approved as presented.

At our February meeting the possibility of a deed restriction on the Helen E. James School Building was brought up. Bill is to go to the Registry of Deeds to look up the deed. It was noted that there is a H. E. James trust fund of $24,713, which will go to the town for use for an educational building.

The National Grid site was discussed, as it is felt that this might still be a possible location. There might be pushback from Haydenville residents about siting the public safety complex at the James School. Discussion ensued about whether the National Grid site is located in the 100 year flood zone (it is felt that the corner of the lot near Kellogg Road is located in the 100 year flood zone); can anything be built in the 100 year flood zone; the impact on flood insurance rates if the building was located in the 100 year flood zone; and if we exclude that portion of the lot that is in the 100 year flood zone, is there enough area to build the complex? Anwar estimated the cost for the wells, the storage tank (s) and pump for the sprinkler system if we were to use the National Grid site at $150,000 to $180,000. If it is determined that the site is feasible, it is suggested that we approach National Grid once again about the availability before spending money for a design for the building. Because of water problems in the 100 year flood zone during Hurricane Irene, the general consensus is that the National Grid lot is not feasible. Louis will check with the MEMA Flood Hazard Mitigation Coordinator regarding the feasibility of building in the 500 year flood zone.

All agreed that we hold off having a town-wide public meeting until we are sure where the complex will be located.

Louis suggested that we should talk with the Planning Board to propose an amendment in the zoning code to exempt municipal buildings from building lot size restriction, so if we put the complex on the James lot and want to sell the school building, we could make the lot size work. Northampton has amended their zoning ordinance for reuse of educational or religious buildings.

There was discussion of the various types of buildings – modular (similar to the highway department addition) vs. design-build steel building (similar to what Anwar proposed for the fire department bays). One suggestion was to have a contractor familiar with modular buildings to come in and speak with the committee. It was also suggested taking one of the DRA plans to a pre-engineered building contractor and have them come up with a plan. We need to reword the RFP to stress lowering costs – the pre-engineered building contractor will come at it from a different perspective than the architect. Louis suggests that we sit down with the original RFP and electronic versions from DRA – and come up with a different way to describe what we are looking for so that we can get the right folks to respond to our new RFP. Or – we can come up with a figure we can spend – and find out what kind of building we can get for that amount. Louis will talk with Brian from Sage, and Dick will talk with Western Builders. We need to determine what amount the public is willing to support.

At 8:15 Denise Wickland moved and Dick Kisloski seconded to adjourn. Motion passed unanimously.

Respectfully Submitted,

Denise L. Banister