

OPM Steering Committee
December 03, 2020 at 6 p.m. via Zoom

OPM Steering Committee Present: Jim Ayres, W. Kim Boas, Dan Bonham, Jason Connell, Brenda Lessard, Jean O’Neil, Paul Wetzel, Denise Wickland

Absent:

Others: Kevin Chrobak (architect – Juster Pope Frazier), Rob Todisco (P3), William Sayre (Select Board), David Mathers (Selectboard), Charlene Nardi (Town Administrator)

The meeting was called to order at 6:01 p.m.

Moved (WKB, PW) to unanimously approve the 11/12/2020 minutes as written.

Rob Todisco went through the notes from sub-committee #1 meeting on November 24, 2020. Those notes are attached.

Option / Scenario #1: Partial renovate James for EMD offices & build apparatus bay

- Add preservation of 106-year-old building – history
- Discussed keeping the James is an investment in infrastructure instead of the public safety program, there would need to be money invested in soil for the project if the James was kept (con)
- This scenario #1 has the highest overall cost.

Option / Scenario #2: Stabilize James & stand-alone James

- Preserves options with significant additional investment (cost)
- Need to reword “f.” – “Not least expensive option”
- Change word “strict” in “g.”
- Should add costs
- Add to document - sell of James as a pro – to bring in new initiatives and those benefits (back on the tax rolls) – not possible to split lot as it creates a non-conforming lot. Town’s priority is the public safety complex.
- Puts PSC in the lowest part of the property, in the flood plain and where high-water table. This option requires larger investment in preparing area – soil.
- Add immediate needs – roof, elevator, windows, asbestos,
- Need another con?

Option / Scenario #3: Build a new PSC, remove the James

- Designed with purpose
- Most opportunities for public space
- Should add to all \$ amounts plus ranking
- Utilizes the best placement of the building on the site

- Questioned use of iconic in terms of the James building. Careful with use of historic as well. Maybe use prominent
- Add converting the FD & PD back on the tax rolls – this is true with all three scenarios.

Due diligence – discussed whether we needed more information on the James being of interest to private investors if the land was subdivided and whether a subdivision was even possible. A non-conforming lot would be created and there isn't enough land to do what we need to create a good program and address the wetland / storm management requirements. Not enough space to make it developable. We also heard from a private investor when this started that the whole site would be needed to make the building a worth while development.

Kevin Chrobak suggested that Rob and he develop a press release.

Jim Ayres and Charlene Nardi gave an update on their meeting with former member Mitch Cichy. He is excited about the next steps and is willing to step in and support the Committee's messaging to the community. Mitch did express some concerns about having a town meeting during the winter when COVID19 cases are rising.

Jim Ayres also gave an update of his conversation with Nick Dines, representative of the Mill River Greenway. Nick expressed agreement that Option #3 offers the most opportunities for the public safety complex project to align with the Mill River Greenway vision. Nick has ideas about how to honor the Helen E. James building. The greenway will have historic markers along the way and he has lots of ideas of how to honor the woman and the building at the terminus at the greenway. In addition, Nick has some design thoughts about shielding the building and tying into the Angel park and the town center.

It was noted that there isn't a lot of cost built in the budget for landscaping; however, it could be handled where that is done separately with fundraising and volunteers. The project could be done with the greater landscape vision in mind.

We need a rendering that shows a building with landscaping that aligns with the center to create excitement. Kevin Chrobak will discuss with Nick his vision.

Outreach Plans:

- Fire / Police Departments – January
- Finance Committee / Capital Planning Committee - December 16, 2020
- All Boards
- Targeted people – Jim Moran, Larry West and others

Outreach Documents:

- P3 to work on one-page summary and information for newsletter – using JPF schematics
- P3 and Juster Pope Frazier – press release

Time Line: Everyone felt trying to move forward with a Special Town Meeting in the winter would be too difficult. Therefore, members agreed to move the time line out at least two months, but it may be even more depending on what is happening with Covid19 and the weather.

- April – Special Town Meeting - outside
- May – All day election (maybe with the regular town election if timing works)

Next meeting is Thursday, December 17, 2020 at 6 p.m.

Adjourned at 7:39 p.m.