Williamsburg Public Safety Complex Committee

February 8, 2017

Called to order at 6:30 PM by Chairman, Bill Sayre. Present: Bill Sayre, Louis Hasbrouk, Dick Kisloski, Dan Banister, Mike Wayne, Jason Connell, Don Lawton and Denise Banister. Absent: Daryl Springman, Denise Wickland. Also present: Carol Conz, Dave Mathers, Jim Ayres, Kim Boas, Eric Weber, Fred Goodhue, Nick Dines, Bob Barker, Ken Taylor. There were no adjustments to the agenda. The minutes of December 14, 2016 meeting were approved unanimously as written. The draft of the Annual Report of the Committee were accepted as written (Denise Banister, moved, Jason Connell seconded). Bill reminded committee members that the Conflict of Interest law (2/17) and online training (4/7) need to be completed.

Nick Dines then went over the Summary Recommendations from the Facilities Master Planning Committee report. Basically, their survey showed a great affection for the Helen E James site, but resistance to using it for the Public Safety Complex. The FMPC developed a set of priorities (after 6 months of their work): 1) The highest priority is to build a Public Safety Complex for the town; and 2) after looking at options, their committee concluded that it was wiser to invest in the Helen E James building than to invest in the current Town Office building, and then to move the town offices to the Helen E James building.

The FMPC looked at long term cost of choices: quality of life; impact on business; housing; other competing uses of the James site. The terminus of the proposed Mill River Greenway is at the James school, so their committee reconfigured DRA’s Public Safety Complex proposal to make it more “friendly” to other potential uses. Nick also presented a schematic of the complex built on Lashway’s lot at 29 Main Street. The advantages to the 29 Main Street lot are: 1) save James site for open space; and 2) good sight line up and down Route 9; the disadvantages to the 29 Main Street lot are: 1) inadequate water pressure for a sprinkler system; 2) limited room for expansion; and 3) cost to purchase the lot.

There is a problem in that despite the efforts to educate the voters about the Public Safety Complex, the Townspeople still do not know enough about it.

Possible reuse of other buildings was discussed. It was suggested that the current Town Office building could become rental space. We need to exhaust all possibilities and juggle a lot of variables to arrive at the best possible plan to present to the town to get buy-in from the voters. We need a unified option.

The exact location of the 500 year flood plain is uncertain. Nick feels that the proposed Greenway survey could nail down the location, however, in the event that the survey shows that both the James lot and the 29 Main Street lot do not have enough area outside the 500 year flood plain, we might be able to deviate from the rules; Louis Hasbrouk states that the FEMA flood plain map is the final word on the location.

Bill Sayre will request that the Board of Selectmen begin the process of creating a town-wide capital plan. The WPSCC should press ahead to develop some alternate designs for the physical plan of the building as well as to develop an information dissemination plan. It was agreed that we all need to speak with one voice to meet Fire Department needs, Police Department needs, and town needs. Basically we need to solve: what we want to build; where we want to build it, and how much we want to spend. Since land is the tightest, we must first solve where we want to build. After a previous meeting, it seemed a figure of $3 million was agreed upon (Dick Kisloski estimates a pre-engineered building would cost approximately $250 per square feet of $2.5 million.

It was agreed that we should not bring to the Annual Town Meeting in May, 2017 a request for funds for design; perhaps we could be ready for a special Town Meeting in the fall of 2017. Once a design is prepared, we could bring the design to another Town Meeting for building funds. The Finance Committee, the Capital Planning Committee, and the Board of Selectmen will schedule a meeting within the next month to come up with a budget amount. Nick Dines and Louis Hasbrouk, with the potential help from UMass students and staff, will also go through GIS maps to address potential sites proposed in the PVPC report. Bill will talk with the Town Administrator regarding the RFP process.

Next meeting is set for Wednesday, March 8, 2017, at 6:30 PM. Dan Banister moved, and Louis Hasbrouk seconded that the meeting be adjourned at 8:30 PM. Motion passed unanimously.

Respectfully submitted,

Denise L Banister