

Williamsburg Public Safety Complex Committee

Wednesday, February 10, 2016

Called to order by chair, Bill Sayre, at 6:30 PM. Present: Bill Sayre, Denise Banister, Dan Banister, Dick Kisloski,, Jason Connell, Don Lawton, Mike Wayne, and Peter Mahieu. Also present: Jim Locke. Absent: Denise Wickland, Daryl Springman, and Louis Hasbrouck.

Peter Mahieu moved and Don Lawton seconded that the minutes of the December 9, 2015, meeting be approved as presented. Motion passed unanimously.

Jim Locke, representing the Planning Board, spoke generally regarding the proposed building, and specifically on siting the building on the James School lot. Because this is a town building, it is exempt from frontage, lot size, set back, and parking requirements; but it is not exempt from the By Laws. The James School lot is too small to be divided into two conforming lots. The parcel does have plenty of frontage. If we split the lot, the James building would need 1-1/2 acres, and we need to leave the lot big enough so the building and the paved area combined would not cover more than 50% of the lot. The bylaw does not allow more than four units in a building, so if the James School was sold to be used for housing, the owners would need a variance to put more than four units in the building. Variances are difficult to have granted. The Planning Board does not have a lot of jurisdiction in this matter; it would be in the hands of the Zoning Board. Committee members suggested that it be checked to be sure there are no ownership/use restrictions on the James School. Bill said he would have Charlene check on this.

Dick Kisloski has spoken with a person who works with a design-build firm that produces high-end pre-engineered modular buildings. That person quoted a ballpark figure of \$100,000 to produce plans & specs and to do site borings. Rough figure for an open span building is \$150.00 per square foot; and the balance of the building would run approximately \$175.00 per square foot. We would be responsible for the interior furnishings. It would be an 8-9 month project. Approximate prices for various versions of both architect's design buildings (Version 1, 1A, 2, 2A, and 2B) and for design/build buildings (Version 3, 3A, 4, 4A, and 4B) were handed out. Design/Build is for a fifty year building, and paving is included. Also handed out were approximate impacts on the tax rate for various amounts borrowed.

Next steps:

- Make sure this plan is legal
- Put out RFP to get Design/Build Firms to qualify
- Proposals come in – the committee decides what is acceptable
- We go to Town Meeting for funds for the design (5% - 7% of the cost of the building)

We need to get a definitive answer about what is planned for use of the James School; or the use of the other two floors of the James School. We agree that we should have a series of public meetings to show what we have done (the three studies) and to get feedback. A list of prospective "audiences" was presented, and Jim Locke suggested that we do a practice meeting with the planning board. Bill proposed a six step plan:

1. Website presence
2. Update Town Office space needs
3. Finalize cost for proposed buildings (Dick and Bill will work on)
4. Targeted small group meetings (Bill will schedule)
5. Public presentation with proposed plan and proposed article for funding design
6. Vote for funding design phase

All agreed to follow the six step plan. Dick wants to move the timeline along as quickly as reasonable. Bill will keep the committee members updated via email. The next meeting is scheduled for Wednesday, March 9, at 6:30 PM. Future meetings are scheduled for the second Wednesday of each month.

At 7:40 Mike Wayne moved and Peter Mahieu seconded to adjourn. Motion passed unanimously.

Respectfully submitted,

Denise Banister