

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
August 27, 2003

TIME & PLACE:

Meeting Wednesday, August 27, 2003 at 7:00 p.m. at Town Hall.

ATTENDANCE:

Kent Ruesswick, Chairman

Beth Blair

Mike Capone – Selectmen representative

Bob Fife

Gordon Jackson

Ken Jordan

Billie Richert

Jeremy Slayton

Gary Spaulding – Alternate

Frank Tupper - Selectman

Ted West

Town Department Representatives

Dale Caswell – Fire Chief

Cobb Hill Construction (CHC) Representative

Steve Atherton

Claude DuPres

Sheerr McCrystal Palson (SMP) Representatives

Eric Palson – President

Kelly Gale – Designer

MINUTES:

Kent called the meeting to order at 7:05 p.m. Frank joined the meeting briefly to ask the Committee to arrange a meeting with the Historic District Commission (HDC). The purpose of the meeting would be to review with its' members the proposed plans for the Municipal Complex. After some input from Mike it was agreed that Kent and one or two others would present the plans to the Board of Selectmen so all three would be brought up to date and then a meeting with the HDC would be arranged.

Kent announced that the Town now owns the former Robinson's property as of last Friday; and there was a meeting with the Commissioner of DES. Kent asked Ken to discuss this meeting. Ken said that he and Gary and Kent had met with Commissioner Mike Nolin to ask his assistance in keeping our permit process at the top of the pile. Commission Nolin replied that you will have it in two weeks – give me one set of your plans that is ready for review. This process normally takes six months but since Nolin has taken over the Department he is personally involved in reducing backlog that exists. Ken said they were in and out of Dolan's office in ten minutes.

Steve then stated that we need approval on which set of plans to submit by September 15 which means we can start October 1 if there is a two week approval period. Pushing the start of the construction out to November could present some issues.

Gary indicated they are going to hand Nolin the plans personally.

Ken said that we physically took title to the land and Horizon Title Service did the title search and all document preparation and disbursement of funds. They only charged the Town \$200 for this work. We will send them a letter of thanks.

Kent then informed the Committee that the next problem we are facing is the septic up there and asked Gary to discuss this.

Gary began his presentation by stating the soils up there (on purchased property) are terrible where they did testing of the (leach) field; so we are presenting options and each comes with some sacrifice. Essentially only spot for leach field is underneath building or off to rear and the entire site needs to be raised 2 _ feet regardless of option selected. This requires about 9000 feet or 300 square yards of good, solid fill to bring site up to level needed for the septic system.

One option is to eliminate expansion for the police department; eliminate some green space and move the entire site (building) forward. This would include eliminating one bay on fire station and the retaining wall. Can put leach field in back of building then. Also need to reduce the road size.

Another option is to put expansion of fire station bay back in; police department expansion disappears; and sliding building/site forward; raising site 1 _ feet; this means sacrificing police department expansion bay.

Gary continued by stating that the site is limited to what we can do; not the best soil conditions; would have to come up in elevation from 681 to 683 in front. Leach field would be under pavement. You can also purchase a mini treatment center (sewer system). This allows you to reduce the physical size of the leach field by 90%. Cost is an offset; don't have to raise the site 2 feet to install this system. There is a hum to this system that would run 24 hours a day. There is one mechanical feature – compresses air into a tank and every three years you need to replace this compressor so that it (the

system) doesn't go down. You would also need a maintenance agreement with the provider of the system.

Jeremy then asked if the salt sheds weren't there could they be some place else.

Gary replied that you need a 75 foot set back; graded with no catch basins; need slopes and swells away from building. You need a closed drainage system to reduce the 75 feet to 35 feet setback. Under each proposed solution a chamber system would be used. Savings are only 90% of leach field and site would be raised only around the parking lot.

Claude asked if you can offset cost of system with fill, first option would be way to go.

Eric stated that he didn't think sacrificing police expansion is a big deal and asked what about not having a 24 foot lane on one side of the building rather than losing the bay?

Jeremy asked what is trade-off?

Gary said that none of these plans reflect fill of 2 to 3 feet. It's going to cost you money no matter which way you go.

Ken said to forget about police expansion.

Gary replied that you would be short-circuiting if you don't have lane on both sides.

Ted said that he wanted to throw out suggestions. Why not rotate building or make a smaller courtyard, etc.?

Gary replied that you can't bend rules for wetlands; you need 60 days by law to get approval. You could risk it by eliminating fire department expansion and get wetland permit.

Kent asked is it something we can't do?

Gary stated that there is better than 50% chance being a municipality that you will get approval based upon mitigation. Gary and Gordon then discussed briefly the wetlands requirements and what lands can be exchanged when a particular wetland area is eliminated. Gary then stated that perhaps the conservation land the Town holds might help with the wetlands issue.

Eric then asked what about mirror imaging the building.

Gary said the soil is the problem. You could flip the building but you still need to raise site because of the soil issue.

Eric said that it is not good to flip due to pattern of traffic and the current plan keeps the fire department hidden.

Mike asked if Eric could redesign the building. Gary replied that you still need to raise the site regardless.

Jeremy asked if the fill is costly due to labor and Gary said it's everything.

Steve said he thinks we can tweak the building a little a foot or two with the water treatment plan. Police department addition in Phase II is probably not that necessary but fire department is.

Kent said that he had talked to the owner (Booth) at the back of the property. Booths' do not have right of way; we would swap right of way with land back there. Mike said he feels this poses a problem with Lenny and Mr. Robinson and was not a viable option.

Gary then made his recommendation to eliminate the police department expansion; eliminate some green space; and purchase the treatment center (to reduce leach field area by 90%).

Mike said we need police and highway department representatives input. I would not make a decision without consulting them. Jeremy asked could we get approval from police chief and highway department? Gary said he needs decision by Tuesday. Mike then left the meeting briefly to call Gwen and Phil to ask if these latest proposed changes were ok with them. When Mike returned he said that Phil is ok with a concrete apron only 40 feet long (in front on bay to back out). Mike also said that we can look to bring fill in to reduce costs; and Kent said he would speak with the Industrial Site Committee about the required fill.

Gordon then made a motion to: keep future expansion of the fire department; do away with future expansion of police department; go with a pre-treatment (sewage/septic) system; and rotate building footprint northeast. Ken seconded motion and the motion was approve unanimously.

Kelly then presented changes required to the footprint of the building. She had met with the steel building contractor and found that she had to increase the size of the footprint to make the garage doors work. (See handout Kelly distributed.) The width of the building (highway department) had to be increased 3'5", the length of the building (fire department) had to be increased 2'0", and the height increased 2'0" feet to accommodate bay doors. Billie asked if these changes increased the cost of the building and Kelly replied that the items discussed tonight cut into the cost savings of going with a steel building. Kelly also stated that a chimney has been added to the plans (for the venting of exhaust from the boiler required for the radiant heat proposed – refer to August 6th minutes).

Steve then said he'd like to tell George (steel building contractor) to give CHC his best price; and the order of items is as follows:

- 1) Steel building designed by (contractor's) structural engineers

- 2) Engineers give plans to our structural engineers
- 3) Concrete structure will be confirmed
- 4) Get steel guy (contractor) on board now. Not a lot of pre-engineered steel building guys in the State. Construx guys (proposed vendor for steel structure) are the biggest and lowest price anyway.

Eric then asked if these two sheets would be enough to take up the road (Chichester)?

Kent replied that the Committee wants pricing from two or three contractors and Steve said ok.

Claude then asked about siding on outside of the municipal complex and had this been discussed with HDC? Steve said he could tell George to take off metal sheathing.

Eric said that Construx is looking at sandwich stuff with metal skin; don't need anything on outside, but you can nail something on it you if need to. Can Construx guy back out (pricing) if HDC doesn't agree? Steve said yes but you need to settle on someone quickly.

Eric indicated and distributed samples of cement siding; can have as shingle product or clapboard look to it. Kent said he doesn't have problem going to HDC but what if they say no. Mike said that after you decide you and one other person can meet with Board of Selectmen first so Jim and Frank are on board. I think HDC will be more supportive; with function over form. Mike then discussed some of his conversations held with HDC representatives in the past.

Kent asked Eric if we can agree on siding, roof, windows and doors before we before HDC? Eric said doors would be insulated steel doors. Gary asked how much cheaper is cement siding compared with cedar clapboard. Kent said the cement siding is about 34 cents a half foot.

Eric asked if we are ok with vinyl windows? Gordon then made a motion that we will have vinyl windows; Jeremy seconded motion and motion passed unanimously.

Eric said to present monetary considerations to HDC as well and give them real samples to look at. Eric also asked about when he would meet with the HDC, along with Kent. Mike then said it would be helpful, once you decide, that a couple of you come to selectmen to explain it; and by the way we want to take to HDC; and we can arbitrate if we need to. We are meeting September 8th. Eric indicated that we will tell you in a couple of days if possible.

Ted then asked if Mike had heard from Gwen and Mike said yes and she is ok with giving up future expansion; and Phil can make do with 40 feet. Be nice to have a couple of more feet and then asked how many yards of fill do we need?

Gary replied about 180,000/27 cubic feet or about 6700 yards at about \$3.50 a yard – delivered and spread out; or about \$30,000. Mike said he would ask Phil to try to get the cost down.

Kent then asked if Steve had numbers on anything. Steve replied that he did not have any more specifics but that he would get the cheapest prices on the steel building. Kent then asked if Steve had a handle on starting construction this fall or waiting until spring. Steve said that I was thinking about the spring; I will get the numbers for you on cost for winter conditions, etc. Boscawen was \$1000 a week for winter conditions. Claude volunteered that a lot can be done without heat; might be some snow removal.

Eric asked Steve if he can get samples from Construx and Steve said that George would provide samples. Eric then said there were no shutters in plans and Kelly said there are not any in town currently.

Kent announced a meeting for next week and adjourned meeting at 8:35 p.m.

NEXT MEETING: 7:00 p.m., Wednesday, September 3, 2003 at Town Hall

ATTACHED DOCUMENTS: Highway Department Pre-Construx Adjusted Size