

Members Present:

Dawn Rand, Chair  
Mitch Cohen, Vice Chair  
David Parenti, Fire Chief  
Daniel Brillhart, Fire Captain  
John Rapa, Financial Planning Committee  
Tom Reardon, Citizen-at-Large

Diana Nicklaus, Absent

Others Present:

Neal Aspesi, Deputy Chief  
Tim Alix, Colliers  
Amy Dunlap, HKT  
Janet Slemenda, HKT  
Marc Theiss, HKT

7:05 p.m. – Meeting Called to Order

**1. APPROVAL OF MINUTES**

We will pass over the minutes until the next scheduled meeting.

**2. PRESENTATION BY HKT ARCHITECTS**

Amy Dunlap reviewed previous meetings:

- Community Session #1, post it note activity and discussion.
- Select Board meeting: Process update.
- Joint listening session; process, precedence, and discussion
- Committee meetings with design updates
- We are in schematic design phase now.

**3. DESIGN PROCESS – How we approach solving Fire Department design problems.**

- Develop programs that reflect operational needs.
- Study neighboring buildings, all Town buildings, churches, aqueducts, and homes.
- Develop plan to support FD operations.
- Review building materials for longevity and sustainability.

**4. PREFERRED PLACEMENT**

- Site requirements having separate staff and public parking to promote safety for the public.
- Retaining wall to contain the hillside.
- Plantings opportunities that promote safety and clear and best line-of-sight for vehicles exiting the building.

## 5. SCHEMATIC DESIGN OPTION 2A LEVEL 1

- Entry faces West Main Street
- 6 Bays are North & South facing.
- Operations, Administrative offices front right side of building.
- Plumbing/fire protection, electrical located outside on south and east facing wall.

## OPTION 2A LEVEL 2

- Dorm Space with 2 stairs and a pole.
- Day room, kitchen with outside area
- Fitness room

## 6. DESIGN SELECTION BY COMMITTEE

The committee selected Northwest elevation “K”. The lobby will display the antique hand tub the department has. There will be banding of different color masonry wrapped around the building. Bi-fold doors in the front and back of building. Windows are still under review as the schematic design moves forward.

## 7. NEXT STEPS

- Design Review Meeting: January 25<sup>th</sup>
- Ongoing committee meetings
- Preparation of Design Development Documents and continuation of Design review meetings
- Planning Board
- Zoning Board
- Community Information meeting #3

## 8. PUBLIC QUESTION AND ANSWER SESSION

The length of the building is 233 feet long and 114 feet deep.

Mr. Gilbert Chase, 6 Kimball Lane questioned need for a clock tower, and will we have a cost of project before Town meeting? **Answer:** *The clock tower is primarily used for training and hanging hose to dry. We will have the cost for the project before we go to Town meeting.*

Ron Doucette 29 St. James Dr. asked what do you anticipate future growth and development in Northborough so the fire station will accommodate future growth?

**Answer:** *The footprint on the right side of building has expanded capabilities for staff we don't have today. The station is centrally located for a quick response to calls throughout the town. The station as designed can currently staff 14 firefighter's male and female. We are looking at a 40+ year sustainable building.* What are we doing for hazardous wastewater after trucks and gear are washed? **Answer:** *The Chief explained the station has a separator for water from the decon room. HKT said this is still under review.*

Amy Poretsky, 47 Indian Meadow Dr. had a question on the bi-fold doors if they are a good choice in New England, due to weather and cost. If we change the doors it will reduce the square footage and maybe we won't need the wall. **Answer:** *They open faster for emergency response and have less issues with cheaper maintenance. If we change the doors, it will not save significant space and we would have to change the square footage of the whole building. The apron bays, to save space, cannot be reduced due to the apparatus size and ability to turn into the station without going out onto Rt.20. The only exception is the Tower.*

There was discussion on reducing dorm space and changing the bi-fold doors to reduce square footage, but that would not change enough to eliminate the wall.

Have we looked at the Kalwall roof vs the roof monitors? *We are still looking at materials and details and have not settled on any of that yet.*

Eric Martin, 32 Wesson Terrace, addressed the cost of the project, and could we get a cost as we go? Answer: *We are in the schematic design phase now. We have a professional cost estimator who is tied to the market and knows where trends are happening. They gather all the information and then run a cost estimate. This is typical in any municipal project. February 28<sup>th</sup> we will have a presentation and cost estimate.*

Kerri Martinek, 16 Hemlock Dr., asked if we could wait a few years and do a combined Public Safety Complex? Answer: *We have a good police station now with many years of usage, and this would increase the cost tremendously and not needed at this time.*

Julianne Hirsh, 19 Smith Rd., will we have a cost estimate given to us for each segment of the building? Answer: *Yes, it will.* Have we thought of the flat roof vs pitched roof with the weather and snow. In the past flat roofs have collapsed. Answer: *The codes currently have improved that the steel is made to take the snow loads we have here. A pitched roof will make the height very high due to the depth of the building. A flat roof is the most cost-effective way to go.* There are some beautiful rock walls on the property, are we going to incorporate them? Answer: *We can talk with the landscape architect and civil engineer and see if they can be used.*

Sara Ulius-Sabel, 16 Whitney St, asked with the width of the building and compared to other buildings in town, can we use different colors to break up the size? Answer: *We are looking at different materials for banding around the building. We have different details to break up the massing of the building.*

Normand Corbin, 35 Whitney St., felt the windows on the west side were very modern, he would like to see a different look. Answer: *Because of the new energy codes, and where we are still in the schematic design, we are looking at many different window patterns. We will have time to make adjustments.*

John, 52 Washburn St., asked in terms of pitched roof, what type of roof materials will you use, metal or asphalt shingles? Answer: *We are looking at options, metal roofing will last longer, but it depends on the cost.* Are you considering using Solar on the roof for cost efficiency? *The roof is designed to be solar ready, if we can do it now, we will based on cost.* I think the design is great and does represent New England, with the clock tower, and will be a nice centerpiece in town.

Lisa Maselli, 13 Maple St., talked about design and felt the building was very modern looking and not a traditional New England building. We asked for more arches and I am not seeing that. We were looking for a design that pulls things together. The Assabet river bridge has the arches we would like to have incorporated into the building, the grays, the granite for warmth. I feel it is too modern and thought we would have two options to present to the residents at Town meeting. Answer: *We have never gone to Town meeting with two options. We work along the way to develop a plan to present at the Town meeting. It has never been done before and shouldn't be done.*

Tom Reardon commented on the design that this fits into a regional appropriate architecture using planning design strategies. It reads well from the street separating the three functions of the building, the apparatus section, the training tower, and the administrative area. We are using traditional vocabulary like brick, punched windows, banding, mixture of both pitched roof and flat roof. This is all part of the New England design everyone is talking about. It is an extension of tried-and-true traditional design methods. The architects have blended both functionality that the fire department needs and having it work in a regional historical style we all want to see. Labeling this as a modern building is a misrepresentation. It is a contemporary building, but well within the design of traditional New England. I applaud the architects for the work they have done.

John Rapa commented that the site is 3.8 acres and because of the elevation of the hill, we need to have a wall. There are no homes behind this property unlike the restaurant, it is a different layout.

Dawn Rand stated that well before the Town meeting the cost will be done and everything will be looked at and critiqued. We will go to Town meeting with solid facts and a solid cost. This building was designed for fifty years out.

#### **9. ANY OTHER BUSINESS**

No other business was discussed.

#### **10. ADJOURNMENT**

Dawn Rand moved the committee vote to adjourn the meeting: Mitch Cohen seconded the motion: the roll call vote was taken as following:

Brillhart	“aye”
Cohen	“aye”
Parenti	“aye”
Rapa	“aye”
Reardon	“aye”
Rand	“aye”

Respectfully Submitted,

Lorraine Thompson  
Administrative Assistant