

Princeton MA Public Safety Building Committee Meeting Minutes
January 31, 2022
5:00 PM, Town Hall Annex

Member present: Ian Catlow

Members on-line: Felicitas Fandreyer , David Crowley, John Zimmatore, Carl Soderberg,
Others on-line: Holly Burgess, Nathaniel Boudreau, Sherry Patch, Ricky Thebeau, John Bennett, Michele Powers, Matthew Moncreaff, Phil Gott, Richard Bisk, Jennifer Greene, Linda Nash, Steven Giaimo, William Dino

The meeting began at 5:02 pm with an opportunity for public comment which yielded none.

Ms. Burgess spoke for a short time outlining the goal of the Advisory Committee in terms of their stance on the proposed Public Safety Building. She states that the concerns she has heard from townsfolk include tax impacts and financing however, PFAS hasn't been brought up. She adds that 40 year financing is available to lower tax costs. The Advisory Committee will vote on the decision on the PSB and will let the town know. They will also try to explain the pros and cons of the proposed building.

Mr. Zimmatore spoke regarding the importance of educating folks on the state of the current building. Mr. Catlow explained that even the well-publicized meeting to discuss dispersion of ARPA funds drew fewer than 10 people.

The minutes from 11/29 were reviewed and approved. Other notes will be prepared for review at the next meeting.

The discussion next turned to the revised PSB plan by C&B. Mr. Soderberg gave an overview of the new floor plan with regards to what was omitted and what was added that might increase the cost, especially the angles/corners in the new design which reduced the size by approximately 20%. He did note that overall it was a better layout with reduced corridors but that the Fire Chief office should have a window. He mentioned that with the shift in roofline over the apparatus bay, there would likely not be enough room in the mezzanine for the exercise room. It was noted that the EOC roof would shed snow on the main door and Ms. Nash noted that two roofs would shed snow on the North man door.

Chief Bennett gave his observations on the layout including that the man door on the apparatus bay was well placed near gear and said that he is worried about losing the gym and would like more than one bathroom stall for males. He stated that morale in the department is low and losing the gym would affect that more. He also told the committee that it would be helpful to review the NFPA standards and that grants may be available through NFPA.

Mr. Gott questioned having no dedicated decon room on the plan. Chief Bennett said that a mobile unit would work but recently two police officers in Sterling needed to be decontaminated after being in contact with fentanyl and a decon room would be the ideal solution. He also stated that the medication room is small but if needed some medications can be stored at Station 2 although the logistics of restocking the ambulance between stations is not ideal. He stated his position that some options might not be ideal but he is willing to negotiate if that means the town will agree to a PSB plan. He stated that if we are building a station for the future, a decon room would be integral. Mr. Soderberg said that moving the generator to an outside location would free the space in the transfer room for a decon room.

Mr. Thebeau gave his thoughts on the Police designated areas of the plan. He feels the evidence, armory, and patrol report areas are well situated but would prefer to have the print area within the booking area so detainees aren't moved around as much. Within the booking area, photography, breathalyzer, and prints are standard and he would like to see that here. In review of the plan, he noted that previous discussion of having a larger sallyport was not evident in this plan. This will be noted in the next iteration with C&B. The plan has 2 bunk rooms with bunk beds in each for a total of 4 beds. Chief Bennett told the committee that for the storm this past weekend, he had to rent a trailer for staff to sleep in as there are only 4 available beds at Station 2. Mr. Zimmatore asked if it was possible to include plans to expand the footprint if needed instead of building a structure that will still be functional in 50 years. Chief B reiterated his position that he will negotiate on some aspects of the building such as the number of bunk rooms but some items such as the truck bays are not negotiable as leaving truck outside ruins them. He also suggests to think about the footprint if the plan is to expand at a further date.

Mr. Gott asked how much money would be saved by shaving 3,000 square feet of the initial version and if the mezzanine over the apparatus bay could be used by raising the roof. Mr. Soderberg says the mezzanine as is on this plan is not appropriate for use but if the gable was turned, more 2nd floor space would be available. He feels that a 2nd egress, bunks, and fitness area could be situated over the administration area. As far as accessibility code, there might be some flexibility for the 2nd floor bunk and gym. Chief Bennett noted that in neighboring towns, the bunk rooms are above the bays with fire poles.

Ms. Nash noted that the Townsend station is all on one floor and asks if a 2 story building will be visually appealing. She also notes that on this version of the plan, the laundry room is far from other plumbing. In regards to the public access for use of the building for example LTC applications, she thinks it's best to separate public areas from where detainees are held. Mr. Catlow clarified that the effluent from the laundry would be considered to be contaminated and would be drained into a tight tank which needs to be kept away from travel lanes.

Mr. Zimmatore asks if it would make sense to have separate buildings for police and fire. Mr. Catlow responded that shared spaces save money. Chief Bennett gave a report on the most common hazards in public safety building which include columns in the apparatus bay. Painted vs epoxy floors. Mr. Giaimo reports that there is a manual which lists the most common accidents in fire stations and these are two of the most common causes of injury. Mr. Dino suggested that the medical storage room size needs to be increased as the current one is similar and space is very tight. Chief Bennett agreed and described that just the medical oxygen tank storage has regulations and space is needed for those besides all the other medication. He will have the NFPA regulations available for those who would like to look at them. Ms. Fandreyer noted that one stall for males isn't enough for the building and Mr. Thebeau agreed. He also noted that the storage room will have difficult access.

Mr. Catlow suggests that the kitchen be situated closer to the EOC which Chief Bennett agreed with. Mr. Crowley noted that on the plans, the Fire Chief's office and kitchen could be switched for best positioning of both. Chief Bennett said that the Townsend fire station was built by the Sterilite Company which gifted it to the town. Because it was a private entity, Sterilite did not need to pay prevailing wages.

Mr. Catlow continued with a plan to minimize costs to C&B by finalizing the building plan before we ask for a cost estimate. Mr. Soderberg spoke of the cost differences of CMU to stud frame with resilient

board and Ms. Burgess asked the group to verify cost saving measures and asked when we will get the information on cost saving measures from the Farmington site. Mr. Catlow would like to have a bulleted list of the changes to the plan. Mr. Gott has a list of non-negotiable items as does Chief Bennet. Both sent their lists to Mr. Catlow. Chief Bennett expressed his appreciation for the PSB committee. Mr. Giaimo asked for clarification of the abbreviation of FF&E which was explained.

Mr. Catlow thanked Mr. Boudreau for his work on distributing the survey. Ms. Fandreyer suggested putting the link for the survey on the PSB website. Mr. Catlow and Ms. Burgess discussed how to best message the citizens on the project, that plan will be discussed at the next meeting.

The meeting was adjourned at 6:46 pm.