

Building and Facilities Committee
Record of 4-7-22; Syd Crook Rom, Academy Building

Members Present: Beasley, Cardillo, Hogle, Sherman, Cross, Rollins

Absent: Bowers

Also present: Chief Emily Cobb, Lt. David Keith, Barry Wright, Janet Miller Haines

The meeting was called to order at 6:00 p.m.

1. Approval of Minutes

The minutes of the previous meeting of March 17, 2022, were reviewed by the Committee and approved unanimously.

2. Reports

Police Station Site Review Subcommittee: Chief Cobb attended the meeting to review the final Police Station Site Review Subcommittee. Chief Cobb reviewed the report at a high level with some focus on Attachment D. Given the report was available prior to the meeting, most of the review consisted of questions and discussions. Some items to note were:

- Whether the piece of property to the right of the Broom building was also available for sale to make the PD footprint a bit larger there. Joe Cardillo indicated it was for sale, the subcommittee didn't look at it in detail, but it likely could be purchased and combined with the Broom lot to have a larger footprint if it was deemed necessary. This would need further investigation.
- Also, regarding the Broom property, Rip asked whether the assumption was to renovate or demolish / Build New; the Chief responded that it was not yet determined.
- Phil Sherman expressed concern that the PD preferred characteristics listed in Attachment A eliminated any chance that the PD would be located in the Town (e.g., the increase in the building size from 9,400 sf to 12,000-14,000 square feet and the increase in parking requirements from 18 spaces to 40 spaces). There ensued a conversation about how the removal of public buildings from town (e.g., middle school) generally translates into the loss of people and traffic, thereby impacting the surrounding businesses and a functioning downtown area. The Chief commented that the PD requirements were established to position the Police Station for 50 years; She also commented that the loss of 1 public building in Town likely wouldn't have a material impact on the Town's utility.
- Colin asked the Chief about the subcommittee's minutes that highlighted that the Cricenti property would not be a prime choice for a Police Station. The Chief commented that while there was sufficient space at the location, she didn't want to see the future Police Station get lost in the broader discussions about what to do with the rest of the property and associated work that would go along with those discussions. Nancy mentioned the issue of egress from that property and Phil discussed conservation opportunities with it.
- Colin asked the Chief if the Police Department had a preference between the Bewley and Broom property. Both the Chief and the Lieutenant indicated their preference would be the Bewley property for a number of reasons, including access to the highway, the Police spend

some time at that end of Town, the site could be used for other Town uses (e.g., Emergency management and other town storage) and the cost of Broom was less than Bewley.

- The need to identify the land development costs was also discussed, with some focus on the need for environmental studies at the Bewley site to determine what part of the land is buildable, how the wetlands would be treated, etc.
- Phil asked a question about the need for a Police Department specific training room given the various conference and meeting spaces available in town. The chief responded that it could be used both as a community room and a training room; while large training may happen a couple times a year, there are occasions where the PD has a need for larger space on site (Chief Cobb referenced a recent occasion where there were 30 people present for a promotion).
- Rip asked about the McEnrue property; The Chief discussed that the sale of the property was contingent on the current owner finding a location close to Town and the concerns associated with that location are not mitigated with the purchase of that property.
- Phil asked about the Communication Tower and whether all the sites are compatible with its requirements; Chief Cobb affirmed they were all compatible.
- There was discussion regarding the BFC Report to the Selectmen and it was decided that the BFC would meet April 13th to begin the discussion of addressing the Subcommittee report with a focus on Attachment E and other variables (e.g., review of PD program requirements previously submitted vs. what was underlying the current assumptions on Attachment A of the Subcommittee Report, building cost, Buker disposition, timeline for engineer and architecture work for developing a warrant article for next year's Town meeting, PR campaign to educate New London's citizens, etc.) that the BFC would consider important to the Selectmen's discussion.
- There was concern cited by Rip and Phil regarding the timeline for the environmental and architecture work. It was suggested that perhaps next year's warrant article could scope out the land purchase at some cost and provide a reasonable total cost so that the citizens have a full context of total costs when making the land decision.

Whipple Hall Subcommittee: Phil briefed the committee on the status of the Whipple Hall work, including the Selectmen's acceptance of Frank Anzalone as the Architect for the warrant article work, a meeting with Frank on April 20th, and the goal to get Frank's proposal and costs to the Selectmen by the end of the month. Of note, the Furniture work will be separated from the remainder of the Warrant Article as an initial phase.

Facilities management: Phil Sherman and Peter Hoglund provided an update on Facilities Management: a draft report has been written and will be reviewed with Bob Harrington over the next couple weeks; it should serve as the framework for structuring the ecosystem within the town going forward.

DPW/transfer station: No Update

Academy Building Subcommittee: No report.

3. Old Business

The Chair opened for discussion the Municipal Resources Safety/Security Needs

Assessment for the Town Office (MRSA). He requested that the committee provide comments on his draft note to Kim Hallquist by Sunday, April 10th and he will then forward it to Kim incorporating whatever comments are received.

4. *Other items to come before the Committee.* There was some discussion regarding the Selectmen's discussion on Budget Committee membership being on the BFC. That discussion will continue at the Selectmen and won't need the BFC's attention until the Selectmen weigh in with a decision that is impactful to the BFC membership. There also was discussion about the Selectmen wanting each Town Committee to adopt Rules and Procedures for managing the Committee by June. Kim Hallquist was going to forward to each Committee the Selectmen's Rules and Procedures document (along with some articles distributed to the Selectmen by Nancy Rollins). The Chair took the action to follow-up with Kim on that information and get it to the committee

5. *Action Items*

- A. Pete Hoglund to (1) continue discussions with Bob Harrington regarding the needs and solutions related to the DPW/transfer station, and to gather the relevant information and facts for future discussions with Mr. Harrington and the Committee; (2) continue discussions with Bob Harrington, Mike Williams, and Phil Sherman to analyze facilities management issues; and (3) meet with Bob Harrington to review possible changes at the transfer station to accommodate current needs. **Ongoing.**

2-17-22

- B. The Chair will contact Kim Hallquist, Town Administrator, regarding the actions being taken to move forward on storage needs in terms of square footage requirements. He will also talk to Paul Gorman, Chair, Planning Board, about the Planning Board and this Committee working together to assess capital needs of the Town. **Done;** Kim Hallquist indicated that the storage needs work has not yet been started and he is awaiting a response from Paul Gorman, recognizing that the request to be engaged in the CIP may be early. Paul Gorman responded to the Chair's note that the Planning Board would reach out to the BFC for a participant in the CIP process when it is started.
- C. The Chair will follow up on the installation of a second window in the Town Clerk's office with Kim Hallquist, Town Administrator, asking that she resolve the issue with Will Kidder, Town Clerk, and Matt Grimes, DPW. **Done.**
- D. John Cannon to ask Kim Hallquist, Town Administrator, if the Town has drawings of the basement of the Academy Building. **Done.**

3-17-22

- E. Peter Hogle and Joe Cardillo will obtain such plot plans and similar information as exists related to the Bewley, Broom, and Cricenti properties and deliver them to Rip Cross. **Done.**
- F. Rip Cross will visit the Bewley, Broom, and Cricenti sites after receiving plot plan information to make an initial assessment of potential development costs. **Done.**
- G. Provide written feedback to Chair on the Municipal Resources Safety/Security Needs Assessment for the Town Office (MRSA) **Done.**
- H. Send Comments on Municipal Resources Safety/Security Needs Assessment for the Town Office (MRSA) to Kim / Selectmen **Colin**

4-7=22

- I. Chair follow-up with Kim Hallquist regarding Selectmen's Rules and Procedures Document (as well as related articles). **Colin**

The next meeting will be April 13, 2022, at 6:00 p.m., in the Syd Crook Room of the Academy Building.

The meeting adjourned by unanimous consent at 7:21 p.m.

Respectfully submitted,
Colin Beasley, Chair