Newbury Safety Services Building Committee
December 1, 2015
Approved December 21, 2015

I. **Attendance Record**

	Nov 4	Nov 10	Nov 17	Nov 24	Dec 1	Dec 8	Dec 15	Dec 22	Dec 29
Alex Azodi omegaengineering@tds.net	√	✓	✓	✓	✓				
Barbara Freeman mehrenfreeman@aol.com	√	✓	✓	✓	✓				
Bob Messenger bmessenger1@myfairpoint.net	√	✓	✓		✓				
Dennis Mires dennis@thearchitects.net	√	✓	✓	✓	✓				
Patricia Sherman psherman2@myfairpoint.net	√	✓	✓	✓	✓				
Ken Tentarelli committee@kenliz.net	√	✓	✓	✓	✓				
Ron Williams jrwlakeside@earthlink.net	√	✓	✓	✓	✓				
Dan Wolf dan@hodan.com	√		✓	✓	✓				

II. **Procedural**

The meeting agenda was read by Mr. Tentarelli.

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A. Minutes
Minutes of the November 24, 2015 meeting were accepted with one change.

B. Committee Communications
Mr. Tentarelli noted that Ms. Sherman is tracking the proposed building site plan alternatives via a matrix which will include the pros and cons for each proposed plan. He added that the Committee will discuss the matrix at the December 15, 2015 meeting. Ms. Sherman noted that the matrix examines the site plan only, not the internal layout of each plan. She added that the Committee need not make a design decision but rather where the building(s) go on the site, the curb cuts, how to access the building(s), etc.

III. **Discussion**

Regarding infrastructure:
Mr. Mires reported on the ledge removal costs, noting that the more shallow the ledge removal, the costlier it will be. For 5,000 cubic yards, he estimated a $15 - $20/cu.yd. cost which is roughly $100,000 to remove 5,000 cubic yards. He added this estimate includes removal to support a future fifth bay, support space and drainage.

Regarding holding tank for drains:
Mr. Mires said a "ledge septic tank" will be used and added that they are shallower than standard

septic tanks.

Regarding alternative fuel possibilities:
Mr. Mires said plans call for a central fuel plant for the Police Department and Fire Department. He said the plant could conceivable also support the Town Office and the library.

Discussion followed regarding the use of geothermal. Mr. Mires indicated that eight wells are needed, they would be in a closed loop system, and located under the parking area for the proposed Police Department. He added that a supply pipe will go to each building with a "stub" that can be used for the library expansion if/when it occurs. He suggested that all the pipes be installed at the same time and access them as needed. The estimated cost is $100,000 and the system would support air conditioning.

Discussion followed regarding the possibility of using pellet-based fuel. Mr. Mires noted that this alternative would require a silo, insulated piping and two boilers. The cost would be close to $100,000 and air conditioning would be additional.

Mr. Mires noted that the cost of using geothermal fuel is comparable to using propane gas.

Regarding emergency power:
Mr. Mires stated that research continues on the best way to ensure emergency power backup for the Police Department and Fire Department buildings. He suggested a propane or diesel-fueled generator – or two – as a possibility.

Regarding curb cut:
Mr. Mires noted that the DOT authorized in 1970 curb cuts throughout the state and said he is currently researching same. He added that two curb cuts exist and it may be possible to negotiate a third curb cut. He suggested conducting informal discussions with District 2 regarding the third cut but added that nothing will be approved until the engineer drawings are final.

Regarding wetland:
Mr. Mires stated that the on-site drainage must be addressed and that the engineer indicated that any drainage needs can be caught "further up the line" before they reach the proposed buildings. He added that this will present an opportunity to fine tune the final placement of the buildings on the site.

Regarding pellet silos:
Pellet silos are 9-10 feet in diameter and can be as high as needed. The average silo height is 15-20 feet high or higher. Mr. Mires noted that the visibility from the road will depend on the building roof design. Discussion included the volatility of pellet pricing.

Regarding building/site budgets:
Mr. Mires said budget figures would be presented at the next meeting.

Regarding geothermal:
Mr. Mires noted that the energy usage of the buildings can be a low as 10 BTUs per square foot

on the new buildings. Leadership in Energy Environmental Design (LEED) standards will be used when considering the energy source option for the buildings. Mr. Mires said in-slab radiant heat is also under consideration.

Regarding roof runoff:
Flat roof/center gable design – runoff collected via pipes and dumped off eave and treated on site. Ms. Freeman suggested a third elevation with a flat roof only which would offer solar panel possibilities and better rood runoff control. Ms. Sherman noted roof runoff may be able to be used in the sprinkler system.

Regarding cistern:
Cistern capacity to be 30,000 gallons or more and support the sprinkler system for the building. A reserve to be included for an additional pressurized head.

IV. **Open Issues**

A. Program

B. Building Design

7. Plan E-1A showing an overlay of attic space usage was presented and discussed. Pull-down stairs were shown as the attic access point. Total square footage was 9,384. Plan E-1B showing bunk space and support space. Total square footage 7,584. Mr. Mires suggested storage may have to be on ground level and dormers included in the attic space.

C. Elevations
Mr. Mires reviews elevations which take into account both possible designs – single gable and flat roof and gable.

D. Site Plans

E. Budget

F. Infrastructure

G. (Reserved for future)

H. (Reserved for future)

J. Schedule

IV. Public Input

Bob Wilkonsky asked about what will power the sprinkler system in the building. Mr.

Mires said gravity and a fire pump that, combined, will pump the water through the system. Mr. Wilkonsky questioned the necessity of having 30,000 gallons on hand and noted that building code requires just 20,000 gallons for a building of this size.

Judy Hale questioned the content of the binders containing the committee documents and noted that some of the material is not in order.

Dickie Wright suggested that the electrical cost of powering a geothermal energy source be considered. Also, he suggested considering the cost of a generator large enough to power the building in case of emergency. Mr. Tentarelli said those costs are being examined by the committee.

Joan Morena noted that since the property tax payers will be paying for this project, and if a cost savings is realized through the use of energy efficiencies, how will the taxpayer be compensated for those cost savings? Mr. Wolf said the savings would come back to the taxpayers in the form of lower taxes since the cost of operating the new building(s) will be lower.

Bob Caia suggested that the committee look into the possibility of using a dual fueling approach as a way to capture savings instead of depending on the pricing vagaries of a single fuel source. Mr. Mires said such an approach is certainly a possibility.

The next meeting will be held at 4:30 p.m. on Tuesday, December 8, 2015 at the Town Office.

Mr. Tentarelli adjourned the meeting at 5:40 p.m.

Respectfully submitted,

Meg Whittemore
Recording Secretary