

*Minutes*  
HIGHWAY GARAGE/FACILITY COMMITTEE  
Tuesday, November 6, 2018 6:00 p.m.  
6:00 p.m. site visit: Town Garage  
6:30 p.m. Town Office 32 Main Street

*6:00 p.m. Site visit: Town Garage*

*Members present:* Walter Goodridge, Liv Wyatt, Ron Sweet, Ken Ouimette, Tom Brogle

*Others present:* Bob Armstrong, Jack Lochhead, Sarah Williams, Phil Kantor, Sue Bridge, Ruth Parnall, Dana Goodfield, Joe Strzegowski, Tom Pleasant, Tom Hutcheson

**Walter Goodridge called the meeting to order at 6:35 p.m.**

*Minutes*

*Approve minutes of October 9, 2018*

- **On a motion from Ken Ouimette to approve the minutes, seconded by Liv Wyatt the vote was unanimous in favor.**

**Public Comments**

Could we extend the current building? Ouimette suggested asking the building inspector. Strzegowski said, if you do more than 30%, you have to bring the building up to code (including wiring, plumbing, heating, accessibility). Goodridge added work within 200 feet of a river needs Conservation Commission approval. Parnall stated that conservation law does not prohibit building, you just have to make the case it's needed, and show protection of the river. Hutcheson noted the building does not have its own water supply or septic. Goodridge volunteered to clarify with the Conservation Commission what would be needed to build at the current location, which would probably involve filing an RDA. Sweet Ron asked for clarification of what the committee would be asking to build, and noted that adding a small amount of space would not be sufficient; if the goal is to build a pole barn, he reminded the group that last time, people suggested that the town forego the pole barn in favor of the main building. He is looking to cover all the bases, all the needs of the Highway Department.

Parnall said that the committee needs to have a plan for Town Meeting; if we're proposing the same thing without any change, we shouldn't expect a different result. Imagine a Plan B; can we do half the plan? Are there existing buildings elsewhere we could use? It was not apparent at Town Meeting that any alternatives have been answered. What is the 20-year plan? Are there grants available? Can we get an earmark in state legislation? Walter said we need to know all these questions and have answers for them; he encouraged people to submit them to Hutcheson.

Joe said there are two schools of thought: bring the same proposal back, and re-think it. Liv pointed out the architect who did the drawing doesn't exist anymore, so we'll have to get a re-design.

Kantor said that people at the special town meeting were angry. He said that the statement that you have to hire a designer first was dishonest, and that the statement that building the main building and the pole barn separately is not bid splitting was a dishonest statement as well. He said Buckland is not doing a warrant to hire a designer; they got all the numbers first, and will have a \$2.6M price tag on the warrant coming up. They put it out for bid with limited information. Hutcheson stated that he believes both the statement about the owner's project manager and bid splitting were honest and true.

Sweet noted that at the Town Meeting when the plans were discussed, these issues were brought up. Wyatt added that the state has very strict requirements.

Pleasant said the town deserves a fresh look at the project. Hutcheson asked if that was based on the cost of the project; Pleasant agreed.

Goodridge said that the Highway Facility Committee has its job to do; the CIPC is in charge of long-range spending. We may or may not come back with a project that looks like this. We are certainly interested in providing for the needs at the lowest cost.

Williams spoke on the appearance; Sweet noted the difference between masonry and concrete. Williams also asked whether other plans could be used.

Sweet mentioned site work as another major cost factor; Ouimette added specific design needs as other factors. Sweet mentioned state requirements such as floor drainage. Wyatt mentioned specifically the design requirements for “critical facilities,” which a Highway facility would be.

Hutcheson asked Wyatt to speak to the value of the plans. Wyatt said it was a competent design, a “plain Jane” approach. He might suggest some tweaks to make it more attractive, though there was a risk of adding cost.

Ouimette expressed concern about getting answers to questions to residents. Hutcheson said he’d like to send a report from the committee to all households at least a month before Town Meeting. Others expressed that more frequent updates would also be helpful.

Strzegowski spoke about the offset from no longer spending on Garage Stabilization. Pleasant said we should consider different funding sources. Strzegowski wondered whether borrowing or appropriating more was best.

Kantor noted that some people don’t feel the need to support the Highway Department because they live on Rt. 116 and don’t use Town roads much.

Strzegowski proposed holding meetings in various neighborhoods. Pleasant suggested tabling at the transfer station, etc., to “sell” the plan.

*Old Business* (none)

*New Business*

- 1) Discuss the need for a new facility
  - Discuss site visit
  - Review needs and desired functionality

Hutcheson reviewed a draft sheet covering various needs under various categories, and asked assistance in developing the document, which he hopes will be used as part of a report to the town prior to Town Meeting.

- 2) Review last plan for how those needs were addressed in the last plan

Goodridge said this was covered to a certain degree at the last meeting.

3) Discuss proposed agenda item: hear from the procurement specialist we employed last time, Andrea Woods from the Franklin Regional Council of Governments.

Goodridge and others approved, and suggested also inviting Andrea Lammas, Town Administrator of Buckland.

For next agenda: go over needs list again.

*Items Not Anticipated 48 Hours in Advance of the Meeting*      None.

Goodridge reminded the committee of the need to complete the Conflict of Interest form, to get sworn in, the Open Meeting Law, and the guide to committees.

*Next Meeting*

Changed to Wednesday, December 5, 2018, 6:00 p.m.

**At 7:55, on a motion from Ouimette to adjourn, seconded by Sweet, the committee voted unanimously in favor.**