



# *Town of Shelburne, Vermont*

## Fire/Rescue Property Project Committee

Meeting Minutes  
Monday, November 18, 2019  
7:00 P.M.

Present: Lee Krohn, Chair; Fire Chief Jerry Ouimet, Rescue Chief Jacob Leopold, Selectboard member Mike Ashooh, Doug Merrill, Catherine Collette, Chris Boyd; also Deputy Rescue Chief Devin Major, Rescue member Jenna Lindemann, and Bob Bouchard for Pizzagalli Properties.

The meeting was called to order at 7:00 P.M. There were no changes to the agenda, no public comments on matters not on the agenda, and the joint meeting minutes of 9/16/19 were deemed acceptable as having already been approved by the Selectboard.

Bob Bouchard presented an updated site plan per discussion with the Chiefs (building slightly smaller, parking rearranged, less blasting likely needed, may not need a boundary line adjustment with the Carrolls as contemplated before). Access road realignment as always considered and as presented/accepted by the DRB in sketch plan review has been reviewed/accepted by adjoiner Redstone/Shelburne Commons.

Next steps include full civil engineering plans, preparing for site plan submittals to the DRB and Act 250. Architectural elevations will also be needed; Dore & Whittier (experienced with public safety buildings, including Williston) has agreed to prepare preliminary plans needed for DRB review for \$1500, a very reasonable cost for such work, and a legitimate expense from the funds allocated to this overall work. Motion by Ashooh to accept the offer and expend \$1500 for architectural plans/renderings; seconded by Merrill and approved unanimously. It was noted that the building is being considered and designed for both current and future anticipated needs, including potential/eventual full time staffing and a "clean room".

Permits needed for the project include local and state water and wastewater, stormwater discharge, DRB, Act 250, local and state building/zoning/construction. Questions/concerns have been raised about adequacy of the local wastewater collection system to handle anticipated loads; discussion ensued about prospective infiltration studies to be done and timing/sequencing of that work with this project. Further discussion with Water Quality Superintendent Chris Robinson will be sought. A landscaping plan will also be needed; Mike Willard at VHB was suggested. Application fees were also reviewed; the Act 250 fee in particular is quite significant and likely beyond the current budget's ability to handle. At the local level, Bouchard intends to seek combined preliminary and final site plan review for efficiency.

Other work underway includes title research/insurance and a phase 1 environmental site assessment. This and other work to date remains part of the 50:50 cost sharing. Regarding site planning for both Fire/Rescue and Healthy Living and eventual infrastructure construction, it was confirmed that the agreed upon concept is shared construction cost to the property line between the two lots, for both efficiency and to avoid having to disturb the shared access road and Healthy Living site when the Fire/Rescue project is eventually built.

Other work to be considered/needed at some point is geotechnical work (borings to determine suitability or complexity of construction for site work, utilities, and building foundation) and an analysis of how much blasting might be needed at the rear of the site.

Bouchard sought approval that the new site plan was acceptable as presented, as a basis for further work on civil engineering and architecture, to which all agreed. Bouchard will now arrange a meeting with the Chiefs and Dore & Whittier to begin work on the architectural drawings.

All agreed that this was a helpful and useful update on the work program and project to date, and looking ahead.

With no other business, the meeting was adjourned at 8:00 P.M.

Respectfully submitted by Lee Krohn.

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For the Committee

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Date