

Ad hoc Building Committee

Meeting Minutes for July 11, 2007

Present: Jay Bradshaw, Cheryl Cook, Betty Grant, Dennis Purington, Dana Nye, Carl Yeaton, Dennis Keschl

Absent: Marshalyn Baker, William Getty

1. Dennis Keschl introduced Ad hoc Building Committee members and provided a brief overview of the background on the committee formation and a summary of the tasks that the committee is to perform. Dennis Purington asked whether or not the Committee was precluded from looking as a multipurpose facility that would include a new Fire Station, which was a proposal that was made during the first Comprehensive Planning Process. Dennis K said that everything was on the table although the concept of a multipurpose facility with the Town Office, Library, a "history" center, and food pantry was one that seemed to have merit. This was because of views that had been expressed by other towns about safety issues, etc with a Town Office colocated with a Fire Station.

2. Pat Pow, Board of Library Trustees, provided an overview of the their Board's efforts to build a new library, their review of new town offices, including Searsmont, a brief description of the Searsmont facility (with slides), and the view that having a multipurpose facility with the Town Office could have significant effect on costs and the ultimate acceptability of the project by the Town. (Handouts available in file.)

3. A question about the need to identify potential locations for such a facility took place. Dennis P suggested that before the Town purchased new land for such a site that we should look at existing sites. Dennis K said that, as far as he was aware, only two pieces of Town property were acceptable for such a facility...the land next to the Pine Grove Cemetery and the Rte. 27 "gravel pit". The gravel pit was the site that an earlier concept design for a municipal office colocated with a new Fire Station depicted. Dennis K said that he would bring in a list of town owned parcels and their locations.

Loyce Hayslett made the point that several knowledgeable people have told the Library Trustees that the most important thing to do before you start developing a building project was to identify the site for the facility. She said that the question of "location" was important and we need to be able to answer it when the public asks. She said that location is one of the most important issues in moving forward with a facility and is the issue for which Ad hoc Building Committee needs to provide direction.

4. Jay Bradshaw led a discussion surround what other Towns have done with "multipurpose" facilities. He also said that there must be some "best practices" for building municipal facilities available. Dennis K said that he would check into other Towns (using the Maine Towns and City Managers Association (MTCMA) listserv) and their thinking when deciding to build a new facility and would investigate the availability

of “best practice” guidance or standards for municipal offices. Carmel, Oxford, Eustis, Searsmont, and Topsham were among those towns mentioned that had multipurpose municipal buildings.

Jay B asked what the space needs were for various Town Departments. Dennis K said that he would survey the Departments. Jay B also asked Dennis K to find out what our Fire Department’s thoughts were on being colocated with a municipal office.

5. Pat P commented that the Board of Library Trustees would like to build a facility that was “green”. She mentioned that the Kresge Website was a good place to get information about “green” buildings.

6. Mr. Sammon’s asked what time frame that the Ad hoc Committee would be acting within. He said that the Board of Library Trustees was almost at the point of starting funding raising. Pat P asked whether something could be put to the voters in November or whether it would have to wait until the Town Meeting in March 2008. Jay B raised the issue of public acceptance and education. We would need to know at a minimum the design, location and costs of such a facility for the Town Meeting and would need to do a fair amount of public education to inform people of what was being done and why. The general discussion was that it was unlikely that we could get the issue to the voters before the Town Meeting in March 2008.

7. Marcia Haig commented that location is important to ensure we have our communities long-term needs met given that traffic to the municipal building could create other commercial development.

8. Next meeting: Wednesday, August 8, 2007 at 7:00 p.m. at the Town Office

Action items:

1. Location and assessed values of existing town-owned parcels of land. (Dennis K)
2. Best Practices review re: collocations of various municipal functions in a multipurpose building. (Dennis K)
3. Research for Municipal Office “building standards” (Dennis K)
4. Survey of Town’s departments for space needs.
5. Fire Department’s thoughts on co-location with municipal office.
6. Study of best use for land by cemetery and the gravel pit.
7. Aerial view of “the triangle” (Dennis K)
8. MDOT plan showing ROW’s and easements on current Town Office location. Requested by Dana Nye after the meeting. (Dennis K)