



New Fire-Rescue Station Feasibility Study Committee

Tom Finan Chair, Alexis Mathison Vice Chair, Scott Zenke Clerk
Members: Peter Coneen, Ken Heritage, Al Nickerson, Mark Ziomek
Geof Deering, Fire-Rescue Chief, Ex-Officio
Ron Collins, Building & Facilities Manager, Ex-Officio

MEETING #04 MINUTES

Meeting Minutes Approved. [Signature]
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Thursday May 12, 2022 4:00PM Nauset Room Town Hall

1. 4:00PM Call to order
2. Public comment
 - o None
3. Approve minutes of 4/14/2022
 - o 5-0-0 approved, Heritage/Coneen
4. Meet (via ZOOM) with Feasibility Study Designer Kevin Witzell from Kaestle Boos Architects (KBA).
 - o Task
 - o Evaluation of three properties for construction of a new Fire-Rescue building
 - 18 Bay Ridge Lane Town-Owned property
 - 46 Eldredge Park Way Orleans Elementary School property
 - 139 Main Street Town-Owned property
 - o Work plan
 - o Since KBA got the list of properties, architect David McKinley has started to do his data gathering on the three sites. He is doing the downloading and starting to create the site maps of each of the sites. This is all of the technical information that he needs to start developing a matrix to document all of the setbacks, usable areas, coverage and identify what the assets or deficiencies are on each of the sites.
 - o KBA Fire Consultant Bob Mitchell will be contacting the Chief to set up dates and times when we can get together to start the programming effort in order to understand the current and future needs. This will take two or three days with three of four hour blocks of time. Once the programming effort done, will have a proposed size of the building that

can then be used to do some test fits on the sites to see which ones will be recommended to go forward.

- Timetable
 - The empirical site data gathering will probably have in the next week.
 - Programming to be completed in the next couple weeks.
 - On track to meet 8/1/2022 recommendation to Select Board on site recommendation and, if site approved, move on to preparing detail data for Fall 2022 Special Town Meeting funding request.
- Anything required from the Town at this time?
 - KBA has everything needed at this time including the results of previous studies.
- Michael Herman has had inquiries asking if the Eldredge Park Ball Field had been considered.
 - Ron Collins said it had. The deed appears to restrict it to “playground” use. Town Council will be asked for an official opinion.

5. Ron Collins reviewed the future sewer location tie-in to the new building. Still in design, possible for 2024.

6. Tom Finan read correspondence from Orleans Architectural Review Committee (OARC) looking for a “Cape Cod” building, mirroring the new Rt 6A Medical Building. Response was positive and will keep OARC up to date with design and periodic reviews.

7. Chief Deering has had 2 tours of the existing fire house. Only one person has taken a tour to date. Will continue public tours to anyone interested. On 5/11 Orleans Elementary School Committee representatives toured the building. Examples of videos were sent to Building Committee as a example, Staff still working on outcome. Ken Heritage made comment to have colored pictures at Post Office, Library, and Town Hall to get interest. Pete Coneen stated this part is important to show how far behind our facility is compared to other Towns, get public engaged. Must take this to the public.

8. Public Outreach

- Committee Meetings are live on Channel 18, Committee Videos available on channel 18 VOD, Agenda and Minutes available on Town Web Site. Monthly updates to Select Board 5/18/2022, and FinCom 5/19/2022. Michael Herman sited the value of having the Committee update the Select Board monthly.

9. From Committee

- Ron Collins discussed timing vs design, Construction Manager At Rsk and compaction noise impact to the 2 office buildings on Eldredge Park Way. Kevin Witzell KBA was informed of the 2 buildings having medical businesses.
- Discussion on removal of existing Fire-Rescue building by Michael Herman. Tom Finan noted that this is on his agenda for discussion during his 5/18 Select Board Update.

- Scott Zenke discussed an option of turning the building 180 deg. and change driveways to OES and the New Fire-Rescue Building. Gail Briere OES Chair noted their Committee would have to see how that looks.
10. Items for future agendas
 - None, beyond what is normally discussed.
 11. Schedule of upcoming Committee meetings, Thursdays 4:00PM Nauset Room
 - June 16
 - July 14
 - August 11
 12. Adjourn
 - Meeting Adjourned at 5:15pm. Coneen/Nickerson

Submitted By Scott Zenke, Committee Clerk