

**Town of Auburn  
Town Storage Building Advisory Committee  
October 5, 2017**

**Committee Members Present:** Richard Eaton and Dale Phillips, Selectmen; Alan Villeneuve and Tom LaCroix.

**Also Present:** Town Administrator William Herman

Mr. Eaton called the meeting to order at 7:10 PM.

A quorum of the committee was not present, so no business could be officially conducted. Those present agreed to discuss their current thoughts on the potential project.

**Review of Current Plans for Building Layout:**

As requested at the August 23<sup>rd</sup> meeting, the Town had contracted with Alternative Designs, Inc., in Manchester to develop a layout of the potential building based on points of discussion from the Committee until that point in time, as well as addressing the applicable standards and codes for the type of building under consideration. The layout and preliminary code and standards observations by the architect were developed and provided to the Committee members.

Mr. Eaton felt the Committee should not pay too much attention to the architect's comments until a plan is more formalized and some of the outstanding issues have been addressed. He feels the scope of the project has gotten out of control and it is now going in the wrong direction. He was particularly concerned about the lost space due to two means of egress, an elevator, vestibule, etc., and also suggested the occupant load is to be determined by local code officials.

Mr. Villeneuve suggested this is a different type of structure than what was envisioned when this effort first got underway. He felt it was more than what the Town needed today, but might need tomorrow. However, he felt it was definitely more than the storage building that was originally envisioned and the committee may need to re-think its direction.

Mr. Eaton agreed suggesting perhaps the Committee should go back to a one-story building for just storage purposes.

Mr. Villeneuve asked if there might be funds remaining on the contract with Alternative Designs to be utilized in a different manner to meet a 2,000 square-feet of storage space in a single story building.

Mr. Eaton felt that was possible, although he did not favor the concept of a lower level or basement level as part of the project. He suggested perhaps consideration be given to possibly making the facility a little wider in order to provide some additional space, particularly for a woman's locker room for the police department.

Mr. Villeneuve stressed the concept of designing a single-story building for today, but one that could be added onto in the future for whatever needs might develop. He also noted the center of Town is not the center for Parks & Recreation activity, and that while we may provide them some initial space in this facility, it was more likely a different building will be built elsewhere in the next three to five years to more fully address their needs.

Mrs. Phillips stressed Eddows Field is the first place of business for Parks & Recreation, and a building of some sort to support Parks & Recreation operations should be created on the Eddows Field property.

Mr. Villeneuve noted it was still possible to add a second story to the current police department space in order to address some additional space issues such as a woman's locker room.

Mr. Eaton felt the committee needed to go back to the original needs for storage only, and not the added features. He felt the Committee was trying to make this a nice building and to make it comfortable for folks who may work there. He suggested as a single story building, they consider a 72' x 40' facility that included heat, insulation and bathrooms.

Mr. Villeneuve felt an appropriate single story building with the full cellar that meets the storage needs of the police department and parks & recreation could be established. He felt the building could have a smaller foot print and that it would be easy to take advantage of the grade change in the immediate area in order to have an upper and lower level that are truly separate from each other. And he was generally not in favor of including bathrooms in a storage building as they would lead to uses other than storage.

Mr. Eaton felt part of the need for the storage building was to provide space to keep some cruisers out of the elements to allow for quicker responses when officers are called into service, particularly in bad weather. He would agree with a single story building, but not with space underneath as it could only be used for storage and not for other potential purposes. He thought at some point in the future, the Town may have a need for a Facilities Manager with a small office and work area to be responsible for maintenance and improvements to town buildings, cemeteries, parks & recreation, public property, in addition to some equipment storage.

Mrs. Phillips suggested it made sense to build a rectangular shaped building that would provide for the current storage needs of both the police department and parks & recreation, but that would be able to be added onto in the future should the need arise. But for now, she felt the need is basic storage.

Mr. Eaton suggested the Code Enforcement Officer will be all over our case to be ADA compliant if there is a second floor, and the potential of a second floor would need to be taken into consideration when building the initial building as it could be the first floor of a two-story building.

Mr. Villeneuve was in general agreement that it would be helpful to know now if you are going to have a second floor so appropriate steps could be taken with a single-story building.

Mr. Eaton felt the Committee needed to make a choice for either a single-story or a two-story building.

Mr. LaCroix agreed the current plan is a significantly more involved building than was likely first envisioned. He felt it was important to look at specific issues identified as needs by the departments and through the Capital Improvement Plan, and whatever proposal moves forward should be based on those identified needs. He felt ideally, this should be a requirements-based project that was validating clearly identified needs. He also felt that it should be able to be defended to the voters and taxpayers. He felt it would be short-sighted not to design a facility for the future, but the current plan went too far in that regard. He favored pulling things back to a single-story building.

#### **Next Meeting:**

The next meeting was scheduled for Tuesday, October 17<sup>th</sup> at 7:00 PM at the Town Hall.

#### **Adjourn:**

Mr. Eaton thanked the participants and adjourned the meeting at 8:00 PM.