



# Building Committee

Building Committee Meeting Minutes  
November 19, 2012 @ 5:00 pm  
Caucus Hall Conference Room at the Provincetown Town Hall  
Called to Order: 5:01 pm

## Membership:

<b>P</b>	<b>E</b>	<b>U</b>	<b>Name</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tom Coen, Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rick Murray, Vice Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Murphy	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kevin Shea	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leif Hamnquist	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheila McGuinness, Alt.	<input type="checkbox"/> Voting

(Note: **P** = Present **E** = Excused **U** = Unexcused)

*These minutes are in brief format.*

*This meeting was filmed by Provincetown TV (Public Forum only)*

<b>Also Present:</b>	
David Gardner, Asst Town Manager	

<p><b>Order of Business:</b></p> <ol style="list-style-type: none"> <li>Minutes of the November 8<sup>th</sup> meeting. (Votes will be taken).</li> <li>Preparation for the Committee's Public Forum. (Votes may be taken).</li> <li>Possible discussion of the Committee's site visits to Town owned sites. (Votes may be taken).</li> <li>Possible updates to the Committee's plans, as necessary. (Votes may be taken).</li> <li>Public Forum regarding the Police Station Building Project. (Votes may be taken).</li> <li>Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).</li> </ol>
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**1. Minutes of prior meetings.**

The Committee reviewed the minutes of the last meeting.

<b>Motion #1:</b> To approve the minutes of November 8, 2012. (postponed to next meeting)			
Motion By:		Second By:	
For:	Against: 0	Abstain: 0	Recuse: 0

**2. Preparation for the Committee’s Public Forum. (Votes may be taken.)**

Tom: wants to make it as interactive as possible and informal. Anyone on committee should comment if they wish.

Don: Shared some questions for public during public forum and wanted committee’s opinions of these to try to get feedback.

**3. Possible discussion of the Committee’s site visits to Town owned sites. (Votes may be taken).**

Everyone planned on bringing completed site visit evaluations to next meeting to discuss.

Tom: Does not think there should be deep discussion of sites tonight. He just received some docs from Building Commissioner with specs from DPW garage and other sites today. Selectmen would like to meet to discuss site evaluations at a later date as well.

Discussion ensued of how evaluations will be collaborated at next meeting and that a couple of sites could be ruled out right away. All will have to agree. All are hoping that next meeting will hone down list of sites quite substantially. There is no perfect place in Provincetown. All open spaces are the Town controls are pretty much used up. All considerations must be made for having a facility in residential neighborhoods too.

Sheila: What would preclude us from building a station upward in a flood zone?

Rick: First floor is most important for a police station and if it's up it may not be feasible. Also, an abutter may be able to delay a site for awhile if zoning relief is requested.

Sheila: Feels if there were ever a reasonable for zoning relief, it would be for a police station.

David: Assuming zoning relief is for something other than a variance it would be very difficult to change.

Tom: discussed handout of Harwich Police Headquarters Police Facility Study. Discussion ensued. Discussion ensued about size of other police facilities on Cape and comparison to Provincetown with calls of service and differences of our community to theirs.

Rick: Would like to ask Building Commissioner what uses Grace Gouveia and Community Center would be sold as and what value could they be. He would like to have that info for future use.

David: Both these building were voted to go up for sale by January 2013, and proceeds are to be earmarked for Capitol Improvement projects.

#### **4. Possible updates to the Committee's plans, as necessary. (Votes may be taken).**

None.

*Recessed @ 5:44 pm until 6:00 pm*

#### **5. Public Forum regarding the Police Station Building Project.**

*Back in session @ 6:00 pm*

Tom explained handout thoroughly and described what committee has done so far.

Lucille Plante: In reference to Page 14, what is the size of the armory and weapons cleaning room? Should there be another door? Answer: No need for one. It is a secure room.

Rachel White: Had a question about the different levels. Thanked the committee and is impressed with the work and learning experience that the committee has done. She thinks the plans clearly show what the requirements of the police are what their needs are today in this day and age.

Scott Caldwell: He suggested taking public out of building and make it police station only. Could the entire third floor be moved into the EOC room? How much money would it save? He feels we do not need another community room. Rick responded that the Committee deliberated about this EOC room and personally feels that the third floor would not fit in that one area. It would create more wall space which would up the cost. Also, committee feels that EOC room is important because we could potentially be cut off from rest of Cape in a storm. Don asked Scott what is motivation behind this change. Scott responded: Money! Kevin added that it is important to have EOC as a communications center for snow storms or hurricanes as well as somewhere for State Police and DPW to all meet along with necessary communication equipment. Rick understands the need for saving money because he has pushed for same. It was discussed about where the money for sale of Grace Gouveia and Community Center will go. They have not been sold yet so we don't know. It needs to be investigated to find out where that money will go.

David Guertin: Thank you to Rick Murray (previous speaker) in which he spoke of necessity to do something about DPW/Highway garage which is in deplorable conditions as well. Rick just thinks from practicality point of view something needs to be done for them at the same time

Mike Wright: Cost estimate of building? Committee response: Estimated at \$325-\$375 per sq. foot right now. She also liked Scott's idea of incorporating 3<sup>rd</sup> floor into lower level. She wished there was an elevation schedule to see what it would look like. Thinks it is a dangerous spot because of a lot of traffic activity. She would like to see entrance and what it would look like. Rick wanted to reiterate that a site has not been chosen yet and just working

with this site right now because we need the acreage. Don asked that we keep requirements in mind to figure out where it goes.

Scott Caldwell: 1) Questions Provincetown High School being eliminated from list of sites, have we eliminated VMES site? Committee response: No, it was not eliminated but Rick wanted to note that there are already plans in place for the VMES building and wants to keep that in mind as well as the town meeting vote already happened for that building. Sheila responded that the WeeCare is currently using the building and COA are planning to go in and it is currently undergoing construction for their particular needs at this time. 2) Question: Wants to know why old Library was used for Tourism office and not used for DPW or police? He says the town's plans can change because old library changed that easy. Rick responded and said that Scott's point should be directed to BOS.

Dan Hoort: When committee talked about next step, when would they be coming to request a town meeting vote? Committee responded that they will be making a recommendation to BOS by February. Dan: So it potentially could be voted on at April town meeting. Tom: Yes. Dan added that if and when the Town sells the other buildings, those monies will sit in a fund and it will be up to town meeting voters to vote on where the money will go and say how they want it spent. Words could be put into a motion for town meeting floor to apply the sale of those buildings towards the future build of the police station/DPW Highway garage.

Pip Quillan: She is an abutter to DPW/Highway garage and hopes that this committee will see project all the way through. She hopes that we will work with her as an abutter regarding berms and green space. Tom said yes. Kevin added that she could come to any one of our meetings and discuss her concerns when she is ready. Rick would definitely welcome discussion with the abutters regarding this project.

**6. Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).**

None.

**List of documents reviewed:**

*1. Public Forum packet*

Next Meeting:	November 29, 2012 @ 8:00 a.m.
Adjourn:	7:52 p.m.
Minutes by:	Paige Perry

Approved by  on December 11, 2012  
Thomas Coen, Chair