

Town of Seymour

Building Review Committee

Minutes

COPY
DATE: 11/28/12
TIME: 4:20pm
TOWN CLERK'S OFFICE

Place: Flaherty Meeting Room, 1 First Street

Date: 11-8-12

Time: 6:30 p.m.

1. Meeting called to order by: Chairman Paul Wetowitz at 6:32 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews		X	
Bruce Baker	X		
Tim Connors	X		
Nicole Klarides-Ditria		X	
Jennifer Magri	X		
Fred Messore	X		
Wayne Natzel		X	
Dennis Rozum		X	
Paul Sponheimer	X		
John Stelma	X		
John Uhelsky		X	
Paul Wetowitz	X		
Missy Orosz	X		
Total	8	5	

Others Present: Bill Silver and Amanda Cleveland from Silver Petrucelli, Don Smith (6:45 p.m.) and First Selectman Kurt Miller (left at 7:53 p.m.)

4. **MOTION:** to approve the prior Meeting Minutes of 10/18/12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore		X		
Wayne Natzel				
Dennis Rozum				
Paul Sponheimer	2	X		
John Stelma		X		
John Uhelsky				
Paul Wetowitz		X		
Missy Orosz		X		
Total		8	0	0

5. Public Comment – None
6. Chairman's Report

- a. **Discussion** – Chairman Wetowitz shared that he had requested that First Selectman Miller and Fred Messore, EDC be in attendance for the presentation that evening.
7. Silver/Petrucelli's presentation on fourth scenario placing the Board of Ed at 1 First Street and all other departments, except Emergency Management and Fire Department, at 20 Pine Street
 - a. **Discussion** – Amanda Cleveland provided a quick recap of the scenarios previously discussed. She then further explained a scenario where the BOE would assume the entire building at First Street. It includes 9,900 sq. feet and 38 parking spaces. The 20 Pine Street building would house the Senior Center, Recreation department and Town Hall. The 3rd floor would become Town Hall space. They require 15 designated parking spots and there are 75-85 spaces available. No EMD space is included in this scenario. The gym space in LoPresti is lost with this option. She believes this to be more of a political discussion at this point. The scenario does not allow for future growth. Ms. Cleveland opened the discussion up to questions and comments.
 - b. **Discussion** – Mr. Sponheimer shares with the committee that the First Street building is not in the flood plain. He also inquired as to whether or not Chatfield LoPresti could be used for EMD as per the meeting minutes he reviewed it was designated as a shelter site. Chairman Wetowitz shared that the EMD would not go into First Street because of the risk of flooding adjacency with the bridges at each end of the street. Chatfield LoPresti is designated as a shelter site only not equipped as an EMD operations center. Mr. Baker stated that he would like to compliment Silver/Petrucelli on their work so far. He disagrees with moving the First Selectman from First Street. He doesn't think the BOE belongs there. With them there, there is no draw for people to visit downtown. Mr. Sponheimer asked about the stated need for archive space. According to the research that he has conducted 75% of what is being considered as archives could be shredded. He further added that only the Pine Street building is considered to be within the flood plain.
 - c. **Discussion** – Chairman Wetowitz asked what was available space wise to take over. He doesn't really see many options to improve the working conditions. There are times when a person visiting Town Hall for permits, etc. where that person would have to visit multiple departments in a single visit in order to complete their business. Ms. Cleveland stated that another option that had not been really discussed was a potential addition to First Street to accommodate the needs. Discussion continues..
 - d. **Discussion** – First Selectman Miller shares that he would like to see things consolidated into 2 buildings. 29 Maple Street would not be used. Mr. Sponheimer asked if the gym is coming on line at Chatfield LoPresti. Per Ms. Orosz she is able to use gyms as follows: Community Center (6), Chatfield LoPresti (4) and Bungay (3) days per week. The bleachers at Chatfield LoPresti continue to be a challenge for game days. It was generally agreed by the committee that 29 Maple can't be kept running simply for basketball needs. Ms. Magri addressed the concern of a downtown Town Hall by asking if anyone knew if there were issues encountered in Shelton as their facility is not on Howe Avenue. Mr. Baker questioned Mr. Miller as to what he felt could be done with the First Street building if Pine Street and Maple Street building were used instead. There was a feeling that the building could be commercially marketable and would have value. Mr. Sponheimer shared that it is his belief that Town Hall should remain Town Hall. Mr. Baker offered that to him it would depend on the alternate purpose.
 - e. **Discussion** – Mr. Messore asked whether there was additional parking available at 20 Pine Street. There would be, as the church would allow the town to pave the current grass lots behind the church. He further felt that space wise the BOE being downtown made sense. Mr. Messore further questioned whether this analysis could be done looking just at space rather than the

passion of the departments. Ms. Cleveland shared her process that included trying to maintain as much of the existing interior space as possible in order to minimize renovation costs. Mr. Messore believes that keeping departments together in a building is helpful. He believes that town needs to retain control of the First Street building in order to control parking and he likes the idea of a government center. Mr. Sponheimer asked if there would be space on the 3rd floor of Pine Street to accommodate archives.

- f. **Discussion** – There was some discussion regarding whether or not there could be some space consolidation within Pine Street. Currently there is dedicated space for both the Recreation and Senior groups. Could space be shared and a schedule be put into place? There was a question posed as to whether the BOE technology needs would be better served at 29 Maple or 20 Pine. Mr. Stelma asked whether growth at First Street would be considered up or out. Chairman Wetowitz suggested that the key question the committee needed to answer was whether or not we felt that the First Street building should remain a town building. Without an answer to that question he feels we cannot really move on. Mr. Baker believes we need to retain it and that consolidation will need to occur at Pine Street to allow for other needed space. Ms. Magri reminded the group that we have yet to evaluate the costs of these scenarios. Mr. Connors mentioned that he thought that the Senior Center space had been increased in the scenario by 500 sq. ft. He echoed the desire to see more consolidation between the Recreation and Senior Center departments.

- g. **Discussion** – First Selectman Kurt Miller added that he felt it was important for the First Selectman to have a meeting room within the same space as his office. Ultimately he would like to see all town meetings held in the same room to allow for taping. Mr. Stelma offered that he felt this to be a workable solution. Mr. Miller added that it is important to have EMD nearby in the event of a crisis that requires operations center support. Mr. Baker feels that a serious look needs to happen regarding the Senior/Recreation departments to see what space could be combined. Mr. Miller posed the question as to whether or not there was any value in knocking down a building and rebuilding something to fit specific needs. Mr. Silver offered that Pine Street does not fit the criteria of a building to be knocked down. It would cost approximately 40% more to rebuild rather than renovate. Mr. Wetowitz shared that the committee should not let EMD needs dictate decisions.

8. Committee's discussion on all Silver/Petrucelli's scenarios with them and take any action as necessary.

- a. **Discussion** – Mr. Sponheimer reminded the group that 29 Maple would not be going away overnight in the event that additional space were needed. Mr. Baker asked what is the next step? Mr. Miller suggested that a public meeting should be held to solicit input and stated that the Board of Selectman have final approval on any plans. There was further discussion regarding when estimates might be available and questions regarding whether or not anything could be done without the funds derived from the sales of the other properties. Mr. Silver reiterated that Pine Street is a good space and structure. He suggested that we as a community focus on a primary goal and offered commentary about a recent successful referendum project in Enfield with Fermi/Enfield High consolidation. Government needs should take priority. He further added that the Town Clerk has shared that they are reaching their file storage capacity. Files are not readily accessible currently. If the archive need were not really an issue then more space would be freed up. Primary concern should be with active archive. Mr. Silver shared that he is not seeing towns move to electronic storage at this point.

- b. **Discussion** – Mr. Wetowitz shared his agreement with BOE at First Street and Town government at Pine Street. Mr. Messoro expressed that it will all be dependent upon how it is presented publicly. Ms. Magri echoed Mr. Messoro's statement and shared how the Chatfield LoPresti project promotion was approached. Chairman Wetowitz then asked for a motion.

MOTION: To direct Silver Petrucelli to proceed with providing costing estimates on Scheme 3 as presented to be available for committee review at the next meeting

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messoro	2	X		
Wayne Natzel				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky				
Paul Wetowitz		X		
Missy Orosz		X		
Total		8	0	0

- c. **Discussion** – The scheduling of the next meeting was discussed and it was determined that Silver Petrucelli would need some time to prepare. The next regular meeting for November 15th will be cancelled and a Special Meeting will be called for on November 29th pending meeting space approval.

9. Public Comment - None

MOTION: To adjourn the meeting at 8:04 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messoro		X		
Wayne Natzel				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma	2	X		
John Uhelsky				
Paul Wetowitz		X		
Missy Orosz		X		
Total		8	0	0