

Select Board Meeting Minutes
December 2, 2019

Select Board (SB) Members: Jared Cadwell (Jared), Mike Jordan (Mike), and Chuck Martel (Chuck)
Select Board Assistant: Lisa Koitzsch (Lisa)
Road Foreman: Stuart Hallstrom (Stuart)

Guests: Dave Frank (Dave), John Weir, Zoning Administrator (John), Karyn Scherer (Karyn), and Tom Clark (Tom)

Jared called the meeting to order at 9:01 a.m.

1. Town Garage Planning Session:

All reviewed Gunner McCain's recent survey map of the Town Garage property to look at setback requirements, existing building locations, and any issues potentially affecting a new building. The following items were mentioned and discussed during the meeting:

Building/Building Site

- Remove existing shed that is currently not being used to increase new building area;
- Pond is 18' deep and the setback for a building is approximately 50'. The Town could apply for a variance;
- Fuel shed could be moved as fuel tank is on a skid;
- Leach field was last updated in 2006. Will need to see if it is compliant with current regulations;
- Building should probably be placed in the same location as existing building (64' x 75'). There is enough flat area to accommodate a larger new building;
- The new building could be 80' wide x 100' long and would be one level;
- If the building location changes, would need to secure bank to support building and driveway;
- Would remove existing garage as well as foundation as both are in terrible shape;
- New building could be moved a little closer to the road;
- Possibly create a new curb cut on N. Fayston Road or move the driveway;
- Need to do something with the Town Garage Road such as possibly throw it up and label it as a private driveway;
- Septic tank could be moved if necessary;
- Would need a cold storage building for items such as mower, tires, trailer. Could be placed below the pond or could be attached to garage building. Would need driveway access. Could repurpose materials from an existing building;
- Roof, roof material, and roof pitch – roof needs to be tall enough to accommodate dump trucks (min. of 21');
- New building needs to be well insulated;
- Would need three garage doors for dump trucks (13' x 14') and another door for pickup trucks;
- An access door in the back of the building would be helpful;
- Would need a sprinkler system;
- Solar panels would need to be ground mounted;

Design/Construction and Timeline

- Design/Build contractor vs. architect and builder;
- Should look at other commercial buildings that work well such as Kingsbury Construction in Middlesex;
- Next step is to develop a schematic design, list of equipment, list of needs, initial site plan layout, floor plan, elevations, and timeline for permitting;
- Anticipate bringing the project to Fayston voters Town Meeting 2021;
- Look at three to five companies to approach with the project; and,
- SB asked Karyn to help with initial design and submittal that could go out to design/build contractors for bid.

Next Step

Karyn will present a proposal to the SB at a meeting of the Town Garage Committee on **January 6th at 9:00 a.m.** Patti will send out a reminder to participants about the meeting.

2. Other Business:

Dave told the SB Karyn has done an exceptional job with managing the municipal office renovation. The new door has not been installed yet. Karyn will email Dave Pratt about it and SB will hold off paying final bill until the door is installed.

At 10:10 a.m. Chuck made a motion to adjourn the SB meeting. Mike seconded, no further discussion, all in favor, motion approved.

The next SB meeting is **December 10, 2019 at 5:00 p.m.** at the Robert Vasseur Municipal Building. The next Town Garage Planning Session is on January 6, 2020 at 9:00 a.m.

Respectfully submitted,

Lisa O. Koitzsch

Approved: Jared Cadwell