

Public Safety Building Ad-Hoc Committee Meeting
Wolfeboro Town Hall – Great Hall
Minutes of April 7, 2022 @ 2:00PM

In Attendance

Jim Pineo, Dean Rondeau, Mark Livie, Steve Wood, Robert O'Brien, Kevin Sanzenbacher, Bob Tougher, Bob Loughman, Thomas Zotti, Nate Nichols

Police Department

Jim Pineo initiated discussion regarding the Police Department options explored to this point with attached Powerpoint program:

Combined Facility at existing PSB site, North Main Street, Filterbed Road, Pine Hill Road, Center Street Bank Location, Pine & Center Street Location, Route 109 at FD substation site, MED Building Lehner Street.

Jim Pineo spoke to the recently completed Feasibility Study conducted for the Municipal Electric former Power Plant location (22 Lehner Street). The building as is contains 3,730 square feet making it too small for a Police Station. The Bergeron Report attached presents numerous challenges which maybe cost prohibitive for renovation as a Community Center. A contractor specializing in masonry evaluation and repair will be at the location on April 8, 2022, after this evaluation we should have a much better handle on the building integrity and viability.

The conversation was followed up with a discussion about the existing Community Center and its condition. Jim Pineo outlined in his presentation that if the town were to remove these two buildings the site is approximately 21,600 square feet. Jim Pineo also noted that the two story North Main Street building has a ground level foot print of 6,590 Square feet, and the contour of the land make a two story building an excellent option with a single story facing Lehner Street and Two stories facing Glendon Street Parking lot. Jim Pineo felt these options make this area a viable solution for a stand-alone Police Station.

Steve Wood spoke about a concern of traffic but feels the option should be explored.

Chief Rondeau felt the option should be explored however was concerned about being in a residential area. Chief Rondeau also expressed a concern as to whether this location would support an impound lot.

Kevin Sanzenbacher noted a concern about the proximity of a new structure being so close to traffic on Lehner Street. Jim Pineo stated he understood the concern and the site picture only outlines the 21,600 square feet, so the 6,590 square foot, foot print can be moved around on within the perimeter.

Mark Livie expressed that he liked the location and idea and that we should explore it further.

Jim Pineo then stated that this option would solve multiple problems under a single project taking care of two problem buildings, give the Police Department a home, and significantly improving the view from Back Bay and the Glendon Street Parking lot.

Conversation then turned back to the Center Street Bank building as an option for the Police Department. Jim Pineo stated he did have a conversation with the Administration at Brewster Academy regarding the location however more time is needed to determine if this is an option.

All members of the committee felt this is the very best solution for the Police Department. The building would require a 2000 square foot addition with an ample land for the Police Department for years to come. The major concern regarding this option was that if Brewster was interested in selling this property to the town what would the time frame be. Jim Pineo stated that he knew this would be a challenge however felt if absolutely necessary we could push this project 4-5 years out.

Chief Rondeau, Steve Wood, and Tom Zotti all expressed a concern about that length of time. Chief Rondeau discussed the need to install a new dispatch console, conditions of the existing building. Chief Rondeau thought we could push it one more year if this building was an option but that was about it. Steve Wood echoed these statements and is very concerned about spending money to install/dis-install/reinstall the dispatch console. Chief Zotti spoke to building concerns of the existing building, they are regularly experiencing plumbing issues. Jim Pineo asked if the Bank building were an option for the Police Department, and we were able to phase the move so that the dispatch console were able to be installed, then the remainder of the Police Department were to be moved in at a later time, would this be an option. All committee members felt this was an interesting solution.

Conversation related to these locations identified locations in order of preferred locations in the following order:

- 1) Center Street Bank Location
- 2) Lehner Street MED/Community Center Location
- 3) Route FD Substation Location
- 4) North Main Street
- 5) Remaining Locations were determined not viable
 - a. Filterbed Road
 - i. Not a through road/Residential
 - b. Pine Hill Road Not viable
 - i. Proximity to Eastern Propane Bulk Storage/Site development/
 - c. Pine & Center Street – Not viable
 - i. Property owner not interested in selling

Fire Department

Chief Zotti presented the latest plans for a stand-alone Fire Station on the existing site. The renovation Phase I is estimated to cost \$4.2 Million (see attached).

The committee felt had no concerns with the project presented. There were discussion regarding the possibility of this project being able to occur prior to the Police Station. Chief Zotti felt that would be difficult because the Police still require an area to operate however if dispatch were to move out that section might be able to be completed in advance.

Public Input Session

Discussion took place regarding a public input session. The public input session would present all options for the Public Safety assets and illustrate the pro's and con's of each location. It was determined to hold the Public Input session on June 9, 2022 in the Great Hall.

Public Input

None

Next Meeting

May 10, 2022 @ 2:00PM in the Town Hall Great Hall.

JSP 4/8/2022 DRAFT