

Approved November 9, 2016

Mendon Police Station Building Committee Meeting
Mendon Police Station
Mendon, MA 01756
Wednesday, October 19, 2016
6:30 p.m.

I. Tour of Existing Police Station including Town Hall Lower Level

The group toured the existing police station and the lower level of Town Hall. Police Chief Dave Kurczy led the group on the tour. Those in attendance included Building Committee members Joe Cronin, Don Morin, Eric Peterson and Linda Thompson, as well as Board of Selectman member Chris Burke. Lawney Tinio arrived in the middle of the tour and joined the last part of it.

II. Call to Order

After the tour, the Committee proceeded to the Police Station conference room for its formal meeting. The meeting was called to order at 7:06 pm by Joe Cronin.

Building Committee Members Present:

Joe Cronin, Don Morin, Eric Peterson, Linda Thompson.

Others Present:

Chris Burke and Mark Reil, Mendon Board of Selectmen
David Kurczy, Mendon Police Chief
Lawney Tinio (Lawney left the meeting at 7:17 pm)

III. Approval of Meeting Minutes – September 28, 2016

MOTION: A motion was made by Don Morin, seconded by Linda Thompson to accept the meeting minutes from September 28, 2016.

DISCUSSION: Eric Peterson stated that he didn't remember seeing the minutes and Don explained that he uses the town email accounts for all correspondence. At this point Lawney Tinio offered to help set up Eric's town email account on his cell phone to make it easier to access. Lawney proceeded to do this during the meeting.

VOTED: Unanimous.

IV. Review/Update Open Action Items

1. Print out a set of plans received from Greg Carell for the Committee to reference during future discussions. – Joe
Joe printed out two sets of plans: one to remain at the police station and one for the Committee to use.
2. Contact Selectman Rich Schofield to ask him to add the word DRAFT to the document he developed regarding funding a police station, and also add that it is a position paper from one Selectman and not the opinion of the entire Board since they have not reviewed it as a group yet. – Don

Don was in contact with Rich Schofield and Rich updated the document to clarify that it was a position paper from one Selectman only and not the entire board. Don mentioned that the updated document is posted to the Police Station Building Committee website.

3. Contact the Board of Health to learn if all buildings on the Town Hall campus are tied into the Clough School sewer pipe and if any limitations exist to adding additional capacity to the system. He will also inquire about the possibility of expanding the existing leach field. – Tim

Tim was unable to attend the meeting, but he emailed an update to Joe Cronin. He sent Joe a letter from the Massachusetts Department of Environmental Protection that granted approval for the Town Hall campus to tie into the system that serves the Clough Elementary School. The approval allows all four buildings on the Town Hall campus (Town Hall, police station, library and fire station) to connect into the system. Allowable capacities are documented in the letter, which is attached below. Tim agreed to follow up on the question regarding the ability to expand the existing leach field and will report out on it at the next meeting.



DEP Letter for
Clough School.pdf

4. Reach out to Gary Smith to inquire about available parcels in town that would be suitable for a new police station. – Chris
Chris emailed Gary Smith who responded that there are not many private parcels available in town. There may be a couple suitable sites on route 16 and one on route 140 that isn't practical due to its location. A copy of the email is attached here.



Gary Smith
Email.docx

The Committee then discussed what town owned parcels might be available. The viable sites mentioned include behind the existing police station, the former Taft Orchard on route 16, and behind the Senior Center. Joe Cronin suggested that the committee list all the available sites, both town owned and not in a spreadsheet so that the committee can list the pros and cons of each. Don agreed to put this list together for the next meeting. Joe also suggested that the committee obtain a drawing of the Town Hall campus with square footage information to understand what space is available behind the existing station. Joe will ask Tim Aicardi to help with this.

ACTION: Put together a spreadsheet containing all the available parcels for a potential new police station, both private and town owned so the Committee can add pros and cons to each. – Don

ACTION: Ask Tim Aicardi to obtain a drawing of the Town Hall campus with square footage information. – Joe

5. Talk with Kevin Meehan regarding gaining access through his property for a second entrance to the new building. – Chris

Chris informed the Committee that he spoke with Kevin Meehan and he was receptive to allowing access through his property (about 17 acres to the left and front of the existing fire station) to develop a second means of access to the new police station building on Morrison Drive. During the “30,000 foot level conversation” as stated by Chris, Mr. Meehan also stated that he would be willing to discuss a possible trade of his land in exchange for the police station shell and land at the back of Morrison Drive. If this is something the Committee wishes to pursue in the future, Chris said that he can set up a meeting with Mr. Meehan to discuss it further.

After Chris gave his update, Joe mentioned that Tim Aicardi informed him that he had been in touch with Wayne Kimball who has property on Providence Street to the right of the Morrison Drive. Mr. Kimball informed Tim that he would be willing to talk about making his property available to the town for a possible police station. The Committee will pursue this at a later date if needed as well.

6. Look at site plans for surrounding properties to understand what else is going on in the area of Morrison Drive. – Committee
The Committee did this as part of the discussions mentioned above. All the possible options will be put on a spreadsheet and pros and cons will be discussed at the next meeting.
7. Contact Mary Bulso to get feedback on the police station construction conference in Dallas, TX she will be attending in November. This item will not be due till after November 11th when Mary returns – Dave
This item will be revisited in November.

V. Discussion on Deficiencies with Existing Police Station

Dave was asked to share his thoughts on the deficiencies with the existing station. He stated that the evidence room is too small, the cell blocks are not compliant with state regulations, there is water in the basement, the building has concrete floors which ruins the carpeting, the walls are cement and lack appropriate insulation, the HVAC is inefficient as the AC runs non-stop all summer and the heat runs all winter, the building is too small, and the building security is insufficient. Plain and simple, the current station is a converted highway barn. Dave agreed to pull any documentation that specifies the known deficiencies with the building, in particular the cell blocks.

ACTION: Bring documentation that specifies deficiencies with the existing cell blocks to the next meeting. – Dave

VI. Review Morison Drive Site Plans and Understand Future Plans for Abutters

This item was covered during the review of the open action items above. Further discussion on potential sites for a future station will be held at the next meeting.

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

Joe asked Dave if he has had a chance to review the plans for the existing building on Morrison Drive with current the police staff. Dave said that he has not but that he would. Specifically he will look at the building design to review the sizes of the rooms within the building so the Committee can understand what is acceptable and what is not, regardless of where the building will be located.

ACTION: Ask for feedback on the police station plans from the current police department staff. – Dave

Mark Reil mentioned that he recently had the opportunity to tour the police station on Nantucket. He was impressed with the facility, and suggested that the Committee visit other police stations to get an idea of what the town could build. Dave suggested Bellingham as a station to visit, and said that he would find out if and when a tour would be possible.

ACTION: Arrange for a potential tour of the Bellingham Police Station. – Dave

VIII. Next Meeting Date, Time and Agenda

Joe suggested that the next meeting take place with the Board of Selectmen so all the potential locations that the Committee is considering can be jointly reviewed and so that the Committee can get some direction from the Selectmen on how to proceed. The next meeting will be held on Wednesday, November 9th at 7:00pm, pending Board of Selectmen availability. Agenda will include a review of the sites that the Committee is considering for a potential location for a new station to get direction from the BOS and a review of the open action items.

IX. Adjournment

MOTION: A motion was made by Don Morin, seconded by Linda Thompson to adjourn the meeting.

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 7:56 p.m.

Minutes by Don Morin