

**Joint Meeting of the Waterbury Select Board,  
Village Trustees, and Library Commissioners  
February 13, 2013  
Main Street Fire Station**

Present: J. Grenier, Chair; C. Nordle and C. Viens, Select Board; P. H. Flanders, Village President; L. Sayah and N. Howell-Sherman, Trustees; H. Grenier, M. Rivera, M. Luce, and A. Durkin, Library Commissioners; M. Kasamatsu, Library Director; W. Shepeluk, Municipal Manager; B. Farr, LTCR Director; S. Lotspeich, Community Planner; A. Tuscany, Public Works Director; A. Imhoff, ORCA Media; D. Taube, Times Argus; K. Fountain, Waterbury Record; and C. Lawrence, Town Clerk.

Several members of the public were also present.

The meeting of the Tri-Board was called to order at 7:00pm.

**MINUTES**

J. Grenier made a motion to approve the minutes of the December 3, 2012 and February 4, 2013 Tri Board meetings. The motion was seconded by C. Viens and passed unanimously.

**BLACK RIVER DESIGN (BRD) PRESENTATION**

Jim Drummond, Kate Coffey, and Chris Temple were present from Black River Design. BRD met with the municipal office, library, and police department to determine space needs and develop a program. They have done a triage phase looking at Wasson and Stanley Halls to determine the economic implications to lift the buildings to the 500 year flood plain. They have done some site diagrams reusing the buildings, demolishing Stanley Hall, and using part of the building with an addition. They also incorporated a scheme designed by a member of the community that redevelops Stanley Hall. They have looked at starting with a clean slate, determining how big building would be and how would it be situated on the site; and have developed some cost estimates as well.

Chris Temple stated that Stanley and Wasson Halls would have to be lifted over 5 feet and gave a description of the process to lift the buildings using a couple of different schemes. J. Drummond reviewed the program space needs totaling 28,500 square feet. The total square footage of the existing buildings is 23,800. He then gave square footage costs based on new construction, new construction tying into existing, and renovated space.

He reviewed conceptual options for construction. Cost estimates only included building and demolition costs.

Option A: Retain both buildings with an addition, lifting Stanley and Wasson. Cost of raising 2 buildings combined \$2.5 million and would take 6 months. Total costs almost \$8.0 million.

Option B: Retain Wasson with a new addition for municipal office, library and police. Total costs almost \$8 million. Wasson would be used for community space. Would cost \$700K to demolish Stanley hall.

Option C: Kim Brown option – demolish middle portion of Stanley Hall and rebuild library there. The 3<sup>rd</sup> story would house the municipal office, one end would be police department. Total cost estimated at close to \$7 million. There is no use of Wasson in this option.

Option D: Demolish Wasson and Stanley and build a simple rectangular building. This option lifts the building to allow for parking and for water to flow underneath in the event of a flood. Cost estimated at approximately \$7.6 million.

Option E: Demolish Stanley Hall and build responding to solar orientation. Has parking underneath as well. Cost estimate is approximately \$7.2 million. Wasson is not used, but could be used in the future.

BRD would like a direction to start pursuing and it needs to be determined which option will serve the town the best and will garner the most public support. Also, need to look at costs that are involved and see if the program needs are being met.

B. Farr stated that the first step is to think about this site and programmatic needs and to agree on one concept and then work out the details. She distributed a public meeting schedule. Town meeting day will be a venue to give the public information. If warned by February 16<sup>th</sup>, there can be a public hearing at Town meeting from 9:00-10:00am to meet the CDBG-DR requirements for the Intent to Apply for funding. A follow up meeting could be held on March 7<sup>th</sup> for additional information in case time runs out at Town meeting. The timing for the submission of the grant application is the end of March, with a possible bond vote in early to mid-May. B. Farr indicated that in order to follow the schedule, the Boards need to specify tonight that pursuing the Stanley Hall site is a viable option.

J. Grenier made a motion that the Boards instruct Black River Design to continue the study of the Stanley/Wasson Hall site and direct staff to publish the required notice for the HUD 8 Step Process and to warn the public hearing required by the CDBG-DR program. The motion was seconded by C. Nordle and passed unanimously.

#### **REPORT ON NATIONAL PARK SERVICE ACTION ON LAND SWAP AT DAC ROWE**

On February 5<sup>th</sup>, the Town received a letter stating that the National Park Service has approved the request for a partial conversion to the Land and Water Conversion Fund project at Dac Rowe Fields. The conversion will remove 1.5 acres from this site and replace it adjacent to the Wisell Mountain site.

There being no further business, the meeting of the Tri Board was adjourned at 8:37pm, and the meeting of the Trustees continued.

Respectfully submitted,

Carla Lawrence, Town Clerk

Approved on: March 18, 2013