

WALPOLE POLICE BUILDING COMMITTEE

January 22, 2024

Minutes

The meeting was called to order at 6:30 pm in the office of the Walpole Selectboard. Present were Steve Dalessio, Acting Chair; Jay Punt, Trevor MacLachlan, Rod Bouchard, Andrew Dey, Peggy Pschirrer. Cheri Watkins was present by zoom. Dave Adams was absent. Michael Petrovick of Petrovick Architects was present to begin working with the group.

Mr. Dalessio reported that a warrant will appear on the Town Meeting agenda for March 16, 2024, to ask the Town to approve the purchase of 2.6 acres, for \$200,000 to be taken from the unassigned fund balance. The actual price is less than \$200,000 but funds include closing costs, potential boring requirements etc.

Mr. Petrovick suggested the new police building may be 5,000 square feet. He then asked how important the addition of a community center is. Mr. Petrovick stated that such a center will require sprinklers. Together with a police station, the entire building becomes an assembly center which must meet state building codes. The number of parking spaces is determined by the square footage of the building. There must be a fenced in area as well as an impound area.

Mr. Petrovick asked if we have an ordinance that addresses lot coverage. Mr. Dalessio said no we have no such ordinance.

An acre has 43,560 square feet. Site plans require 30% open space.

Discussions with Jim Clifford have suggested more land than 2.6 acres may be available to us. Mr. Clifford will be contacted about more space.

If the proposed community center were to be attached to the police building it will need separate ingress and egress. Building a separate building for a community center/emergency shelter is an option.

The Committee would like to go before the community with a bond proposal for the new building in 2025.

After discussion the group by consensus agreed to drop the community center from their plans.

Police Building Committee meetings will be held every two weeks, beginning February 6, 2024.

The committee will review with Mr. Petrovick what we liked about other police stations we visited, what we saw. In addition, we will discuss what space we need.

We need to know what everything we want will cost. How will the building look. What will be the square footage. What numbers do we take to the community.

We need a building that will last 40-50 years with perhaps renovation in 25 years.

Chief Sanctuary was asked what the department needs today, what will they need in twenty years, then maybe 40.

Current costs are about 400-500 dollars per square foot for a new building.

We need to educate the public by telling them why we need a new building.

Ms. Pschirrer offered to provide Mr. Petrovick a summary of the group's discussions over the past two years.

We expect to have a plan by mid-summer.

We need to consider the future maintenance of the building-what are the long-term costs.

The building must be energy efficient. Perhaps we need to consider the orientation of the roof for future solar panels.

The meeting adjourned until February 6, at 6:30 pm