

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

**Oswegatchie Fire Station Building Committee
Meeting
August 15, 2023**

Meeting called to order at 6:34pm

Pledge of Allegiance

Members: Robert Tuneski, Ted Olynciw, Matthew Blankenship, Rocco Bracciale, Wayne, Gilpin, Richard Muckle, Michael Rocchetti, Elizabeth Sabilia

Guests: Director/Chief Michael Howley, Attorney Nick Kepple, Twig Holland, Thomas Dembek

Public Comment: Tom Dembek presented documentation of bids including scope of work for underground tank removal/replacement at the five Waterford fire stations. Also an Application for Public Sewer Permit for sewer installation at Oswegatchie Fire Department.

Opening Remarks: None

Motion by Rick Muckle to approve the minutes of August 1, 2023 meeting

Second – Beth Sabilia

Vote – 7 yay, 1 Abstain

Discussion ensued regarding a Phase I Study. The committee is standing by the previous approval of performing the study. A letter from the committee, signed by Chairman Tuneski, will need to be sent to the Purchasing Agent and Director of Finance. A copy of the meeting minutes shall accompany said letter.

Motion by Ted Olynciw to add “Correspondence” as an item to the agendas.

Second – Mike Rocchetti

Vote – Unanimous

Attorney Kepple updated the status of Oswegatchie Volunteers' Lease status. Atty. Kepple has drafted a Purchase/Sale Agreement and a draft of a Lease Agreement. Attorneys McNamara and Kepple are scheduled to meet on August 28, 2023 at 9am.

New Business: The committee read through and discussed the design attributes submitted by Ted Olynciw, (Attachment 1). The importance to have reasons for positive/negative decisions was discussed.

The discussion on securing public input has been tabled until the next meeting on September 5, 2023.

Motion to adjourn – Mike Rocchetti

Second – Rick Muckle

Meeting adjourned at 8:23pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

OSWEGATCHIE FIRE HOUSE
QUESTIONER

JULY 7, 2023
REVISED JULY 21, 2023

INCLUDES ALL DATA COLLECTED TO DATE BY THE COMMITTEE

	A	B	C	D	E	F	G
1	QUESTIONS	YES	NO	MAYBE	NEED	WANT	REMARKS
2							
3	1 STORY						
4	2 STORY						
5	FLAT ROOF						
6	PITCHED ROOF						
7	HEATING FUEL - OIL						
8	HEATING FUEL - PROPANE						
9	MASONRY & STEEL STRUCTURE						
10	PRE-ENGINEERED STRUCTURE						
11	GREEN HOUSE DESIGN						
12	USING THE BUILDING AS AN EMERGENCY SHELTER						
13	BOAT STORAGE - INSIDE THE FIRE HOUSE						
14	BOAT STORAGE- OUTSIDE IN A SHED OR BARN						
15	NUMBER OF THRU BAYS-3						
16	NUMBER OF THRU BAYS-4						
17	NUMBER OF THRU BAYS-5						
18	SOLAR PANELS						
19	GEAR STORAGE ROOM						
20	DECON SHOWER						
21	GEAR WASHER -1						
22	GEAR WASHER -2						
23	HEATED APRON						
24	FIRE SPRINKLER SYSTEM						
25	HEATED CONCRETE FLOOR IN TRUCK BAYS						
26	A/C FOR THE TRUCK BAYS						
27	POSITIVE PRESSURE IN DAYROOM TO PREVENT						
28	CONTAMINATION FROM GEAR ROOM						
29	BURIED FUEL TANK FOR VEHICLES						
30	PRIVATE BUNK ROOMS						
31	COMMON BUNK ROOM						
32	SOUNDPROOF BUNK ROOMS						
33	LOCKER ROOMS FOR WOMEN & MEN WITH BATHROOM						

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34	SHOWERS & LOCKERS	YES	NO	MAYBE	NEED	WANT	REMARKS
35	JANITOR CLOSET						
36	FILE STORAGE ROOM						
37							
38	PHASE 1 ENVIRONMENTAL STUDY						
39	PRE-DEMOLITION INSPECTION REPORT OF EXISTING						
40	SOIL BORINGS						
41	ENTRY DOOR FOR THE PUBLIC- ACCESS TO HALL						
42	SEPARATE MECHANICAL ROOM						
43	SEPARATE SPRINKLER ROOM						
44	COMBINE MECHANICAL AND SPRINKLER ROOM INTO ONE						
45	OUTDOOR EQUIPMENT STORAGE- INSIDE						
46	OUTDOOR EQUIPMENT STORAGE- OUTSIDE IN SHED						
47	DISPATCHER						
48	DRYING TOWER FOR HOSES						
49	OPERABLE PARTITION IN TRAINING ROOM						
50	FLOOR DRAIN IN TRUCK BAY- NEED OIL SEPERATOR						
51	WATERPROOF WALLS IN TRUCK BAY FOR WASHING EQP.						
52	CONSIDER MASONRY WALLS						
53	WINDOWS - ALUMINUM						
54	ENTRY DOORS- STOREFRONT						
55	KEY PAD ENTRY - ALL EXTERIOR DOORS						
56	FOB ENTRY PAD						
57	VESTIBULE AT MAIN ENTRY						
58	EQUIPMENT IN TRUCK BAY- EXHAUST, COMPRESSOR						
59	WASHING EQUIP.						
60	INTERIOR DOORS - HOLLOW METAL DOORS & FRAMES						
61	EMERGENCY LOCKDOWN						
62	MORE NATURAL LIGHTING						
63	SKYLIGHTS IN BAYS						
64	HYDROGEN OR ELECTRIC POWERED VEHICLES						
65	CHIEF'S OFFICE						
66	ITEMS TO CONSIDER/ INFORMATION/COMMENTS						

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67	1. If we are going to have a gathering room and use it for an emergency shelter or event gathering place we						have to determine the max
68	number of persons we would allow at any one time.						
69	2. Would it make sense to enlarge the training room to accommodate item 1 above on the 1st floor						
70	3 The parking spaces required is based not on the use of the building or the square footage of the						building but only on the seating
71	capacity which is 1 parking spot per 3 seats.						
72	3. It is much more economical to build a 2 story building than a one story building						
73	4. Aesthetics has to be considered. What does the surrounding building look like. Would a flat roof						building be more pleasing than
74	a pitched roof building.						
75	5. A Phase I environmental survey is necessary if the Town is going to own the property.						
76	6. Will need to submit our site plan as soon as we have determined the footprint of the building. Need Conservation and Planning &						
77	Zoning approval which could take 2-3 months.	Meeting with the Town Planner is required before submitting to P & Z.					
78	7. Soil borings are required in order to design the foundation						
79	8. Has the old septic tank been filled in?						
80	9 If we are thinking about a real large hall we could provide this on the 2nd floor but would need an elevator.						
81	10. The present proposed site plan show 74 parking spaces which allows seating for 222.						
82	11. WE NEED 2 WATER LINES, ONE FOR DOMESTIC & ONE FOR THE FIRE SPRINKLER SYSTEM						
83	12. WE OBVIOUSLY NEED THE FOLLOWING ROOMS BUT THE QUESTION IN THE SIZE OF EACH ROOM						
84	KITCHEN						
85	DAY ROOM- SEAT 8 AT A TABLE & 9 IN FRONT OF TV						
86	DECON ROOM						
87	CHIEF'S ROOM- TABLE & SEATING FOR 8 PLUS DESK A						
88	4 TALL FILING CABINETS						
89	FILE STORAGE						
90	TRAINING ROOM - SEATING FOR 40-50						
91	GEAR ROOM - MIN. OF 25 LOCKERS						
92	LAUNDRY ROOM- 2 EACH						
93	ADDITIONAL STORAGE SPACE						
94	STORAGE FOR PAPER GOODS, CLEANING SUPPLIES						
95	HOSE & SCUBA STORAGE						
96	13. BAY DOOR - WIDTH & HEIGHT- 14' X 14' ?						
97	14. GENERATOR- LOCATED OUTSIDE						
98	15. GENERATOR - LOCATED OUTSIDE						
99	15. NUMBER OF HVAC ZONES						

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100	16. HOW MANY BATHROOMS - PRESENT PLAN SHOWS 5						