

CUMBERLAND PUBLIC SAFETY COMPLEX SITE LOCATION COMMITTEE

Meeting, Tuesday, March 24, 2015
6:30 PM

Call to Order at 6:30 PM

1) Attendance Roster:

State and Town Officials: State Representative Jim McLaughlin, Councilman Robert G. Shaw, Councilman Peter Bradley

Committee Members: Sean Thompson (ex officio), Josh O'Neill (ex officio), John Desmarais (ex officio) Mark Lindgren, Thomas Cabana, Kim McCarthy, Pam Thurlow, Alan Bourgette, Jeff Mutter, Alex Marszalkowski, Tom Letourneau, Dana Newbrook,

Committee Members Absent: Frank Matta; Tim Draper

Members of the Public: did not fill in sign in sheet

** - The Chairman explained to those attending the meeting that before we went through the agenda, he wanted it to be clear that the Monastery land was not up for discussion on tonight's agenda. If anyone wanted to make a comment they would be allowed to at the end of the meeting under public comments.*

2) Approval of March, 10 Meeting Minutes: The Minutes were approved by a unanimous voice vote of committee members present.

3) Proposed Public Input Solicitation

Kim wanted to ask Sean again about the 6 acres minimum requirement for the new building. She asked if the building could be reconfigured. Sean stated that Kaestle and Boos looked at workflow and everyday needs of the departments in allocating space for specific needs and he felt that it was a good assessment and that a 6 acres minimum is the lowest we should go in considering land for a new public safety complex. Kim wanted to know if the press release should say a minimum of 6 acres. Thomas Cabana stated that most of the space is also associated with external needs beyond the building footprint such as parking and equipment storage. Tom said we need to make clear the "bounds" of town where it should be located. At this time, the committee members did a roll call to introduce themselves for the public in attendance at the meeting. The committee wanted to make sure there was an end date of the end of April on the press release. A motion was made, and passed by unanimous voice vote to put the press release in next weeks Valley Breeze newspaper.

4) Review and Discussion of Planning Department Analysis of Town Owned Lots that are between 6 -10 acres in size.

Town Planner, Josh O'Neill presented a map showing GIS analysis of the location of Town Owned parcels of land that were between 6 -10 acres in size. There were only 10 such parcels in Cumberland and Josh displayed the Plat and Lot information for each of the ten parcels from the GIS data. Kim McCarthy stated that in addition to this she wanted a power point presentation, similar to what was handed out at the last meeting, that would have close up maps and detailed information on each parcel. Josh said he didn't know that is what was originally requested and that it would take him more time to put that together. Josh said he would try to have that done for the next meeting.

5) Sites Continued from Previous Meeting

Plat 33 Lots 188 and 158 (Lambert Property; Now Town Owned)

Josh showed a new map for Plat 33 lots 188 and 158 showing the locations and extent of existing streams such as Sneeck Brook. He told the committee that he had researched the property and found that the parcels were purchased from Lambert Family in 1997 and 1999 using money from the Town General Fund. These acquisitions were not accompanied by any restrictive use easements. He mentioned that Sneeck Brook runs through a portion of lot 158 and that there is a steep drop off near that area where Sneeck Brook empties onto the lot via a culvert underneath Mendon Rd. Mark noted that any construction on either of these two lots would likely be towards the rear of the property, as there are wet areas on the front portion of both lots.

Chief Desmarais stated that he has some issues with this land as he stated at the last meeting due to the lack of immediate frontage on Mendon road and that the portions of the land that looked most likely for development were set back a considerable length from Mendon. He said this is not a deal breaker, but that we should continue to investigate these lots.

The committee would like the Mayor to reach out to the Lambert property owners who own the land adjacent to the two access roads to the Town owned land.

The committee voted by unanimous voice vote to continue this site for committee consideration.

National Grid Property

Josh relayed to the committee that Mayor Murray is talking to National Grid and trying to ascertain if any portion of property would be available for town purposes. Chairman Lindgren stated that he had studied NFPA standards and did not find a prohibition on building near an LNG container site other than a maximum 100 foot separation distance between the limit of the containment dike and the nearest property line. This distance is dependent on tank size (unknown), and could be less than 100 feet. In its liquid state, LNG is not explosive and can not burn. For LNG to burn, it must first vaporize, then mix with air in the proper proportions, and then be ignited. In the case of a leak, LNG vaporizes rapidly, turning into a gas and mixing with air.

The committee voted by unanimous voice vote to continue this site for committee consideration.

6) Site Submitted for Committee Review

60 Pine Swamp Rd.

Committee members discussed how the site was too far north and beyond where public safety officials stated the search zone would be.

The committee voted by unanimous voice vote to remove this site from consideration.

Schofield Farm

Josh told the committee that Mayor Murray would like to continue using this property for town water supply purposes in the future. The water department is currently doing extensive testing on the property for a future well site. Chairman Lindgren wanted to know what restrictions, if any, are in place on the property as much of it looks available for use. Chairman Lindgren said we should not eliminate this property until we knew what restrictions were in place. Kim asked why would we so quickly eliminate 60 acres of Town owned land just because some of it is being used for town water? She said it looks like there is enough land to work with here. Jeff Mutter stated that it would not be useful for the committee to put forward a site for consideration if the Mayor has already earmarked it for a specific use. Chairman re-stated that the land should remain under consideration, until conservation restrictions can be determined, and restrictions on the proximity of buildings to water supply wells can be explained by the Water Department. Water Department head Chris Champi, who will be asked to attend the next meeting. Jeff Mutter made a motion to remove the site from consideration. The motion was seconded; but then discussion continued on the merits of the site. Kim wanted the committee to continue discussing this site at a future meeting until all the potential restrictions are explained. Tom Letourneau stated that he agreed with the Mayor and the Water Department that this property should be used for town water supply only. Jeff reiterated that he made a motion and it was seconded by Alex and we should now vote to see if we should eliminate or continue this site for consideration.

The committee voted 5 to 4 in favor of continuing this site for committee consideration

State Owned Land on 295 Ramps

Josh explained the area of state owned land and right of way that was up for consideration. After very brief discussion about the site not having enough land and issues with access the committee voted.

The committee voted by unanimous voice vote to remove this site from consideration.

Albion and Mendon Rd.

Josh shared an email suggestion for the committee regarding town owned land adjacent to Albion rd. The description did not match where the town owned land actually was. After some discussion it was agreed that the land in question was Plat 55 Lot 2, which does not have access to Mendon Rd., or even reasonable access to Albion Road.

The committee voted by unanimous voice vote to remove this site from consideration.

Summary:

Sites Eliminated

60 Pine Swamp Rd.
State Owned Land on 295 ramps
Plat 55 Lot 2; Town owned land north of Albion Rd.

Sites Continued for Further Consideration

(Plat 39 Lots 24, 27, 64; National Grid Property)
(Plat 33 Lot 158; Lambert Property now Town Owned)
(Plat 33 Lot 188; Lambert Property now Town Owned)
(Plat 42 Lot 4; Schofield Farm)

7) Other Sites for Consideration at Future Meetings

Kim asked that the Town give an answer to the committee on when the Solicitors office will be ready to talk about the Town's stance on the Monastery land. Josh stated he will follow up and make sure the committee has enough notice as to when the Monastery will be discussed on a future meeting agenda.

8) Public Comments

The Chairman then opened up the meeting to public comments.

Deb Vine Smith:

Deb wanted to state that she thinks there is a way that a new Public Safety Complex can be built on land adjacent to the existing police station. This can be done by combining the land from the Garvin school and police station and building a new school elsewhere in Town.

Al Santos:

Al stated that he has been active in town politics for many years. He stated that all of the town's public facilities are located too far apart. We need a centralized location for town facilities. The Town originally intended to have all public facilities located at the Monastery as it is the center of Town. This is where we should be looking.

Frank Geary:

We have preserved a lot of land in Cumberland. We once had an open space fund established with \$1.5 million for open space protection. Frank stated that he believed Ed Hayden purchased the Monastery land for conservation.

Michael Lanctot:

Wants to know why the Mayor has not given his opinion on the Monastery to the committee. The committee should know everything about the land (the Monastery).

Mrs. Riley:

Stated she has lived in Cumberland for nearly 80 years. It is her belief that the Monastery land should remain open space.

Jayne Guertin:

She stated that the renderings of a proposed new public safety complex are nice, but we need to choose a site first before we get into specifics about building requirements. We need answers on property restrictions now so we can choose a site.

State Representative Jim McLaughlin:

Representative McLaughlin stated he will help with any state assistance (DEM) needed to answer questions related to wetlands. He stated he has documentation about the Monastery and would be happy to assist if needed.

Paul Buss:

Paul stated that the Town should take enough land at the Monastery to create a comprehensive Town center which would eventually include the Public Safety Complex, Town Hall and other Town offices and services. He handed out a letter outlining his opinion for the committee to review.

George Laughlin:

George wanted the committee to consider the future legal costs of the Town defending use of the Monastery for a new safety complex.

Public comment ended.

The next meeting is currently scheduled to be held on Tuesday April 14th in Meeting Rooms 1 and 2 of the Cumberland Public Library at 6:30pm.

8) Adjournment at 8:35 PM.

Respectfully Submitted,

Josh O'Neill, CFM, MPA
Staff