

**Bristol Space Needs Committee**  
**October 18, 2016**  
**Public Hearing**

**Present:** Nik Coates, Susan Duncan, Burt Williams, Ned Gordon, Sandra Heaney, Ben LaRoche, Barbara Greenwood, Dave Carr, and Michael Lewis.

**Absent:** Jeff Shackett

The meeting started with the Pledge of Allegiance.

Committee Chair Ned Gordon gave the history of the creation of the Committee at Town Meeting and started the presentation on what the Committee has done so far.

- The article creating the Committee was adopted at the 2016 Town Meeting.
- The methodology of the Committee included inspections of the facilities, heard from department heads regarding their needs, looked at the demographics of the town for the next 25 years, and inventoried properties.
- The priorities of the Committee include expanding the town offices or police department into the existing building, relocating either the town offices or police department into another building, improvements to the fire station, and upgrades to the Transfer Station.
- There is already a plan for the police department to occupy the existing building with the addition of a sally port. It will be less costly to build new office space than a new police station.
- A new town office will improve public access, provide a larger meeting room, have adequate parking, and provide more storage space.
- The locations were looked at. It has been determined that the new building would need to be approximately 6500 sq. ft. Brackley Shaw, architect, looked at the Smit lot and determined that to put a building on that lot it will need to be two stories which requires an elevator and provide 40 parking spaces. There would need to be a 20 foot retaining wall.

Public Questions:

- How many meetings have 50 people attending? The Old Town Hall has been invested into and meeting can be held there. Shaun Lagueux replied that it's very rare for a meeting to be moved due to the number of people attending.
- Are there renderings of what the building will look like? Ned Gordon replied that there is not at this time but in the report due by December 1<sup>st</sup> the recommendation will be to acquire the services of an architect to approve a plan at Town Meeting.
- Would it make more sense to move the police department as it is expensive to put in an elevator. Chief Lewis replied that it is less costly per square foot to build office space.
- Is the plan for just a sally port or a whole new addition for the police department? Chief Lewis that there will be about 1,400-1,600 of additional space needed for the sally port on the back side of the building.

- Will there be a list of existing requirements that will be looked at? Brackley Shaw replied that he got a general idea of what things will go in the town office building and got the space requirements for the site work.
- Does an addition on the back of the current building and out to the side make more sense than a new two story building? Ned Gordon replied that this was discussed but it would in effect be like building a new building due to the need for new heating and AC systems. The advantage of a new building is more public accessibility.
- How deep are the lots? Shaun Lagueux replied that the current space is only half way back on the lot. The Smith lot goes back as far as the existing property. There will need to be massive retaining walls at the back of the property. Ned Gordon commented that the slope isn't as steep behind the Smith lot.
- Did the Committee look at other properties to determine if the Smith property is the biggest and most suitable? Ned Gordon replied that other properties around town were looked at but that the Smith lot is already available for the town to use.
- Did the Committee look at the elementary school for town offices, a senior center, and an SAU office? Ned Gordon replied that the town building needs are urgent and cannot wait for that building to become available. The elementary school needs a lot of maintenance and the town would just be buying an older building.
- Was the Old Town Hall looked at for any of the office needs such as storage? Ned Gordon replied that the Committee did talk about this but felt it was better to have the offices in one space. The Old Town Hall could be utilized for storage.
- The Committee was thanked for doing a good job. Ned Gordon replied that the Committee is committed to making sure that something happens and that the town moves forward and to continue to make the community flourish.
- What has Brackley done so far for the Committee? Ned Gordon replied that he reviewed whether a building could be put on the Smith lot.
- A suggestion was made for people to go into the police department to see what the needs are at the police department and there needs to be a lot of work there.
- Ned Gordon commented that he is impressed by the town employees and their input on the realistic needs of each department.
- Susan Duncan commented that Brackley Shaw acknowledged the needs and the ability for the community to pay for those needs and that is why he was chosen as the architect.
- A member of the public commented that he would like to see information sciences and communication be addressed as this will be very important going forward.
- Ned Gordon commented that it is important to have a building that fits into Bristol's environment. The new building could be made of brick to tie it into the community.
- A member of the public commented that the Old Town Hall is fantastic for meetings and it can be used now since a new building won't be built in 2017.
- A member of the public asked if solar is in the plans for the new building. Ned Gordon replied that the Committee hasn't gotten that far into the plans yet.

The meeting was adjourned as there were no more public comments. Ned Gordon thanked the public for their participation.

Respectfully submitted,

Wendy Costigan