Town Facilities Review Committee
August 19, 2021, 7 p.m. Northfield Firehouse

Regular Meeting Minutes

Members Present: Chairman Sam Olmstead, Chris Casiello, Bill Deacon, Anne Haas, Dave Carroll, Marc Moura

Members Absent: Matt Blasavage, John Morosani, Jeffrey Zullo.

Alternates present: Recording Secretary Barbara Putnam

Alternates absent: Burke Gibney,

Others absent: Bantam Borough Liaison Nancy C. Tarascio-Latour

Others present: Peter Elliot, Carol Powers

Chairman Sam Olmstead called the meeting to order at 7:05. He appointed Barbara Putnam to serve in place of an absent member.

Approval of Minutes: Chris Casiello made and Bill Deacon seconded a motion to adopt the minutes of the August 5 meeting as submitted. All voted in favor, and the motion carried.

Public Comment:

Carol Power requested that the presentation on the Breuer Building (Bantam Annex) be given 15 minutes at the September 16 meeting.

Charette for future Facilities:

Sam Olmstead reviewed the slides from last month’s meeting for the benefit of those who were absent. There was some discussion about what our final product would be and what materials are available for creating it. The group reviewed and revised the next set of PowerPoint slides addressing the opportunities and threats for the process, and the strengths and weaknesses for the Town Hall and the Bantam Annex. The attached slides summarize the points upon which the group agreed.

Other Business:

None

Adjournment: Bill Deacon made and Chris Casiello seconded a motion to adjourn. All voted in favor and the meeting adjourned at 8:17.

Respectfully submitted,

Barbara Putnam
Recording Secretary
BRAINSTORM: THE PROCESS

Opportunities

• We invest our resources wisely
• We build consensus
• We up our game – end up with better facilities
• The town attracts new families
• We have pride in our community facilities
• A strategic facilities plan that will serve our needs for the long term

Threats

• We fail to pass a referendum
• We are stuck with the current buildings
• We look like a town that can’t get out if its own way
• Potential large unplanned(unbudgeted) expenditures
BRAINSTORM: THE BUILDINGS – TOWN HALL

Strengths

• Energy efficient shape/surface to volume ratio
• Vaults for Town Clerk, Probate, and Offices
• Ample Parking
• Centrally located
• More land in back
• Modest, unassuming appearance, properly scaled

Weaknesses

• Aging mechanicals
• Not ADA compliant
• Inefficient to heat/cool/operate on a per square foot basis
• Walls/windows are energy inefficient
• Land use is restricted to Municipal – zoning and deed restrictions
• Too small for all the Town offices
• Homely appearance
• Vault doesn’t meet modern standards for archival preservation
• Complicated lot structure
• Complicated traffic pattern at entrance/exit
BRAINSTORM: THE BUILDINGS – BANTAM ANNEX

Strengths

- Gracious modern design
- Architecturally significant/Famous Architect
- Good daylight
- Spacious with high ceilings
- Right size to hold all town offices
- Gym useful for Rec Department
- Large lot – 10.5 acres
- Single floor layout
- Significant parking
- Generator
- Located in Bantam Center
- Post Office

Weaknesses

- Sprawling shape is energy inefficient
- Single glazed windows, block walls leak energy
- Outdated mechanical system
- Inefficient to heat/cool/operate on a per square foot basis
- Not centrally located relative to whole town
- Doyle Road/202 intersection
- Most building elements not suitable for re-use without renovation