

Town Facilities Review Committee
September 16, 2021, 7 p.m. Northfield Firehouse
Regular Meeting Minutes

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

Members Absent: , Matt Blasavage, John Morosani

Alternates present: Burke Gibney, Recording Secretary Barbara Putnam

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

Others present: Steve Arducci, Peter Elliot, Gary Gillman, Stephan Krucker, John Langer, Dan Martineau, John McKenna, Carol Powers, Lauren Sage, Wendy Westcott

Call to Order: Chairman Sam Olmstead called the meeting to order at 8:07 p.m. He appointed Burke Gibney and Barbara Putnam to serve in place of absent members.

Minutes: The minutes of August 19, 2021, were approved as submitted.

Presentation of Proposal for Bantam Annex: Peter Elliot introduced Andrew Ferentinos, architect.

Andrew Ferentinos described the Bantam Breuer Building as durable, well-designed, and flexible. A steel frame with block infill, timber roof framing, good daylight and high ceilings, it is all on one level and easily accessible for the handicapped. The structure is flexible: the Court was able to create a large courtroom by removing interior walls.

Some of the spaces have been abused. A courtyard in the back was paved and enclosed in chain-link fence to manage detainees being delivered to the court. He showed a rendering of how it could be landscaped more attractively.

He showed several possible zones: accessible from the front, from the courtyard, and at the addition on the back. A use such as a daycare center could be safely located at the back of the building.

He offered the possibility that the Town's need for space could be solved in two buildings – the Bantam building and the Litchfield Town Hall. The flexibility of the Bantam building offers the possibility of phasing new uses into the three different zones.

A diagram of the town showing the two buildings in relation to Bantam center, the Community Center, White Memorial, and the Greenway (which is planning a bridge over the river in Bantam) set the context for the two-building solution.

Public Comment: There was a positive response to the idea of phasing new construction and to a two-building solution.

There was discussion about the energy use in the Bantam building – the heating system is currently all one zone. There is a plan to provide the post office with a separate zone using heat pumps. The walls are not insulated, and the windows are single glazed. The flat roof offers the possibility of solar collectors, and the land might be able to support geothermal. A solution that includes green energy was looked on favorably.

There was discussion about the infrastructure: the capacity of the sewer system, the electrical service (800 amp 3-phase), and the internet (the court installed fiber optics).

The possibility of Bantam becoming an Arts District, and of the Town adding arts and theatre to the offerings of the Rec Department was offered.

The attractive renderings of the Bantam building elicited remarks about how this could engender excitement in the voters.

There was a report that the Borough of Bantam has received federal funds that will enable them to build a playground. The Bantam building appears to be a better site for this than the land behind the Bantam Borough Hall.

Sam Olmstead concluded by thanking the presenters and attendees for their contributions. Our next steps will include identifying three possible solutions and getting public feedback about them before deciding on a final choice to offer the Board of Selectmen. The phase will require some professional help.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Barbara Putnam
Recording Secretary