

**BELMONT FIRE STATIONS**

**MEETING NOTES**

**4 December**

**2003**

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Present:        Bob McLaughlin  
                  David Baldwin  
                  Joanne Coakley  
                  John Greene  
                  Linda Oates  
                  Leo Saidnawey  
                  Bill Shea  
                  Bell Webster  
                  Bill Osterhaus  
                  Dave Frizzell  
                  Stacey DeCosta  
                  Brett Donham

Distribution:   All Members of the Building Committee  
                  Bill Osterhaus  
                  Dave Frizzell  
                  B. Donham  
                  P. Brooks  
                  J. Shaw  
                  S. Irving

File:            0107:2.2

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B. Donham reported that the deed whereby the Town purchased the Alexander Avenue parking lot from the predecessor agency of the MBTA requires the Town to provide a half bath and a 15' long bus shelter on the lot and parking for 4 buses alongside the lot on Alexander Ave.

The Town's Conservation Officer said neither site is impacted by the Rivers Act or the Wetlands Act.

The first draft of the 2 surveys are coming in. Both surveys show differences from the Town's Assessor's Plots which up to now have been the only source of site information. The differences on the Trapelo Road site are minor. The differences on the Leonard/Alexander site are significant, with the actual property line being 10' out into Alexander Ave. This will require some redesign of the sub-station for that site. The Land Court survey needed for the Trapelo Road site will be available from the surveyor by 23 December. It is anticipated that following Land Court approval, it will be available for the "taking" of the site by 23 January. The geotechnical proposal has been received from GEI, but not yet from Haley & Aldrich. D&S to try to get an early submittal from H&A.

Interior plans for the headquarters station on Trapelo Road were briefly reviewed. The Fire Chief & Assistant Fire Chief will review the plans in more detail and call for a meeting with the architects to discuss their comments. Landscaping and the design of the Winsor Street & Flett

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Road sides will be very important.

The interior plans for the sub-station were not reviewed because they will change as a result of the survey. The Committee would like to use red brick on the exterior of the sub-station. Both site plan options for the sub-station will be shown at the public meeting. Problems with Option 3 are: apron too short, dangerous traffic intersection, and the apron is too steep at 13%. Bill Shea reported that if one stands at the location of the apparatus doors on Option 1 one can easily see the intersection at the corner of Leonard and Pleasant Streets.

Both sites will need zoning variances. The high water table on Trapelo Road and the sloping site on Alexander Ave. may provide the statutory reasons for granting them.

D. Frizzell reported that the Town may ask that each project on Trapelo Road, including the Fire Headquarters, provide the "bump-out" into Trapelo Road that is part of the master plan for the corridor. D&S to check with J. Wheeler.

Questions to resolve on both sites:

- Where do the emergency generator, the transformer, the AC condensers and radio towers get located
- Does the Code require a separate room for the EG transfer switch
- What is the added cost to
  - put the elevator on emergency power
  - put all the AC on emergency power
  - put AC in the living/dining/kitchen on emergency power

D&S to talk with Jim Twomey regarding access to the Trapelo Road buildings for interior borings.

D&S to call T. Gatzunis regarding schedule and construction impact for the proposed 54" sewer line in Alexander Ave.

R. McLaughlin has written M. Kleckner seeking guidance as to who is to deal with the MBTA regarding their rights to the Alexander Ave. parking lot.

The sub-station lot has an existing wide curb cut on Leonard Street. Will that avoid the necessity of a zoning variance for a wide curb cut? D&S to discuss with T. Gatzunis.

For the neighborhood presentations, D&S to do a Power Point show as well as mounted boards on tripods. Bill Webster will provide a screen.

Regarding D&S scope of services:

- D&S will reduce fee for assistance with zoning variances, special permits, sit plan review & Town Meeting presentation

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- D&S will reduce costs for expenses
- D&S will not provide services for telecommunications, competed networking, municipal fire alarm or furnishings and equipment.

**BELMONT FIRE STATION Substation Public Hearing 12/17/03**

**COMMENTS**

- Model design on the best buildings on Leonard Street, say, Locatelli Trust- not the ordinary buildings
- “consultant said the site was a poor one”  
BD to revisit study- all 3
- Not consistent with the master plan for the Town
- What is the impact on Filenes; if Filenes goes, the downtown will die
- Do photo of view from apparatus bay door
- Will we lose curb parking on the south side of Alexander
- Want a building to be proud of
- Want a really great piece of architecture
- How noisy is generator; especially compared to other noises & Verizon. Chief; quieter than existing EG
- Verizon EG is reported as very noisy
- Want durable, low-maintenance, materials
- Look at Allston Brighton Library
- Reported ash dump nearby
- What are the issues on the present Leonard Street site & how are we improving on that
- Says the Town Meeting was told the siting not selected
- Need to coordinate the project with the parking study; project will go down to defeat if parking solution is not part of it.

Next meeting 1/8/04

Copy: Fire Station Building Committee

P. Brooks

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