



**MOODUS FIREHOUSE BUILDING COMMITTEE
MUNICIPAL OFFICE COMPLEX
MEETING ROOM 2
MARCH 26, 2026
6:00 P.M.
SPECIAL MEETING MINUTES
Draft**

1. CALL TO ORDER

Craig Mansfield, Chairman, called the meeting to order at 6:04 PM

2. ATTENDANCE

Regular Members Present: Craig Mansfield, Edward Blaschik. Kevin Rutty attended remotely

Alternate Members Present: Brad Park was authorized to vote in place of Irene Haines

Absent: Irene Haines, Walter Parkus

Guests: Todd Gelston (left at 6:45), Eric Cantar (Silver Petrucelli), Adee Gabriel

- mechanical engineer (Silver Petrucelli), and from Downes Construction: Scott Schol, Ryan Patrick, Ben Stoer

3. APPROVAL OF MEETING MINUTES

A. **Motion:** Edward Blaschik moved, seconded by Kevin Rutty, to approve the March 5, 2026, minutes as presented.

Discussion: none. In favor: E. Blaschik, C. Mansfield, B. Park, K. Rutty. Motion passed.

B. **Motion:** Edward Blaschik moved, seconded by Kevin Rutty, to approve the March 12, 2026, minutes as presented.

Discussion: none. In favor: E. Blaschik, C. Mansfield, B. Park, K. Rutty. Motion passed.

C. **Motion:** Edward Blaschik moved, seconded by Brad Park, to approve the March 19, 2026, minutes as presented.

Discussion: none. In favor: E. Blaschik, C. Mansfield, B. Park, K. Rutty. Motion passed.

4. OLD BUSINESS

A. Continued review of DD Estimate /VE Options

B. Silver Petrucelli & Associates – Eric Cantar said that a few changes were made: Asphalt shingles on the roof replaced standing seam metal roofing, fiber cement siding instead of metal panels, 4-inch split face CMU base on top of the foundation, and above the apparatus space there will be a gable roof instead of a clerestory. The changes saved about \$1million.

A retention pond was removed in the front of building as it was very disruptive and made movement around the site very difficult. This causes the need for an underground tank at a cost of about \$500,000.

The HVAC system was discussed in detail. Some ductwork was reduced due to the removal of the clerestory. There will be radiant flooring in the bays. Adee Gabriel asked for clarification as to how the apparatus will be stored in the bays. Kevin Rutty said that it will

change as needed and flexibility is important, but he can provide a basic layout. If the power goes out there is an emergency power system that will support the ventilation system. There will be a sprinkler system installed and a 30,000-gallon underground water system for it. The gear room will be dehumidified.

There was a discussion about occupancy sensors and if the HVAC system needs to be on all the time, even if no one is there. There will be sleeping quarters in the new building; there are no sleeping areas in the current building, so it is empty for most of the night unless there is a meeting. The system for controlling the HVAC was discussed, and the need for it to be compatible with the existing system used for the Municipal Office Complex. Don Angersola, Director of Operations, will be consulted.

The well was discussed. Eric Cantar said they received three estimates from Dufford Drilling Company. The first one, for \$8,000, is to drill the well 300 feet deep, and includes the steel casing, the permit, and the well cap. They provided two different estimates for the pump to go with the water system, one is for a 2 horsepower 10 gallon a minute single-phase pump with an 81 gallon tank, and the other one is for the same horsepower and gallons per minute, but with a three-phase constant pressure pump that would be needed if they have to drill deeper than 300 feet. The total costs for the well drilling and associated parts and services ranges from \$16,000 to \$19,000.

The Inland Wetlands Commission approved the project with the condition that permeable paving is used in the parking lot in the back. The Planning and Zoning Commission does not want to approve the project until funding is confirmed.

Eric Cantar said that they will be sending over a review set of plans on April 6 with partial specs. Complete plans with specs should be ready by the end of April. Eric will make a quality review set available to Downes Construction tomorrow. Craig said the public hearing will likely be the end of May and he would like to get started on the presentation by mid-April.

C. Bills and Invoices

Invoice from Chatham Health Department (paid on Town Credit card)
Invoice #3800 dated 3/8/2026 for \$206.98

Motion: Edward Blaschik moved, seconded by Kevin Rutty, to approve the invoice as presented.

Discussion: None. In favor: E. Blaschik, C. Mansfield, B Park, K. Rutty. Motion passed.

Craig asked for a motion to approve Fuss & O'Neill's fee for \$8,200 to test the current Moodus Firehouse building for hazardous materials, based on their proposal dated March 10, 2026. The fee does not include removing hazardous materials if they are found it is just the investigation phase.

Motion: Edward Blaschik moved, seconded by Kevin Rutty, to approve payment of \$8,200 to Fuss & O'Neill to test the current Moodus Firehouse building for hazardous materials.

Discussion: None. In favor: E. Blaschik, C. Mansfield, B Park, K. Rutty. Motion passed.

A discussion was held related to moving the test well forward. Committee agreed to table while Craig worked to verify the current budget status.

5. GENERAL DISCUSSION

A. Next Meeting is scheduled in April, exact date to be determined.

6. AUDIENCE OF CITIZENS - none

7. ADJOURNMENT

Motion: Brad Park moved, seconded by Edward Blaschik, to adjourn at 7:36 PM. Motion passed unanimously.

Respectfully submitted
Martha Hansen,
Recording Secretary