Town of East Haddam
Moodus Firehouse Renovation Committee
November 4, 2024

1. CALL TO ORDER
The meeting was called to order at 6:00 p.m. at the Municipal Office Complex, Meeting Room 4.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)
Craig Mansfield, First Selectman Irene Haines, Kevin Rutty, Walter Parkus, Dave Stein-Silver Petrucelli, Eric Cantar-Silver Petrucelli, Don Angersola-Director of Operations and Jim Ventres-Landuse Office.

3. APPROVAL OF MEETING MINUTES
A. August 12, 2024 – A **motion** was made to approve the minutes from August 12, 2024.

Haines/Rutty Passed unanimously.

B. August 29, 2024 (Public Hearing) – A **motion** was made to approve the minutes documenting the public hearing on August 29, 2024.

Haines/Rutty Passed unanimously.

4. OLD BUSINESS
A. Silver Petrucelli & Associates Update
Mr. Ventres presented findings on alternative site options for the firehouse. He evaluated two potential locations:
- Dutch Parcel: The slope and septic limitations make the site unsuitable for firehouse needs.
- Hilltop/Ray Palmer Road Parcel: Although feasible in size, the layout constraints and its potential value as commercial property were discussed, leading to a recommendation against using this site.
- Company 1 Property Expansion: Environmental constraints, including wetlands, restrict feasible expansion at this location.

Based on these findings, the committee concluded that the original property

remains the best location for the project. Additional site-specific recommendations included:
- Modifications to parking designs with cape-cut curbs and gravel shoulder areas to allow overflow parking.
- Reallocating funds within the project to cover schematic and design development stages.

B. Bills and Invoices
Motion to approve invoice (#24128) dated 9/8/2024 from Silver Petrucelli for $1,000, covering design development stages.

Haines/Rutty Passed unanimously.

5. GENERAL DISCUSSION
A. Next Meeting

B. Other
- Discussion on funding sources, including remaining ARPA funds, and a strategy for shovel-ready grants.
- Agreement to hire services for land surveying, environmental assessments, and Geotechnical work.
- Timeline and bid structure discussions focused on the April target for project bidding and the decision to proceed with a General Contractor model rather than a Construction Manager.

6. AUDIENCE OF CITIZENS
No citizens were present.

7. ADJOURNMENT
Motion to adjourn at 7:45 p.m.
Haines/Rutty Passed unanimously.

Respectfully submitted,

E. Ruth Ziobron