Town of East Haddam
Moodus Firehouse Building Committee
September 18, 2025

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m. at the Municipal Office Complex.

2. ATTENDANCE AND VOTING OF OFFICER(S)

Craig Mansfield, Irene Haines, Kevin Rutty, Ed Blaschik, Walter Parkus, Michael Chambers (Silver Petrucelli), Will Walter (Silver Petrucelli), and Eric Canter (Silver Petrucelli), and Bradley Park.

Absent: Don Angersola (Director of Operations).

3. APPROVAL OF MEETING MINUTES

Motion to approve the August 14, 2025, meeting minutes with the following change: Mr. Rutty abstained from approval of meeting minutes.
Motion passed unanimously.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Silver Petrucelli presented updated design plans, proposing to shift the building 13 feet forward to increase rear vehicle space. This change lowers the floor elevation and increases excavation costs, but the committee supports the layout for long-term functionality. Coordination for septic and soil testing was confirmed, and efforts to reduce excavation will be explored.

Utility discussions included tanks for fire suppression, water fill, and decontamination, propane options, well placement, and use of roof runoff. A one-way driveway was confirmed for safety. The kitchen layout was refined with stainless steel surfaces, essential appliances, and improved workflow through sink relocation and smaller pass-through windows. Pantry space may be expanded.

MEP discussions confirmed prior decisions while seeking feedback on outlet and speaker locations. Mechanical systems will include propane-fired boilers, radiant slab heating in apparatus bays, VRF heat pumps in occupied areas, and DOAS ventilation. Apparatus bays will feature CO2-sensor exhaust, tailpipe extraction, and destratification fans. The kitchen will have a commercial hood with tempered makeup air.

Exhaust systems using unconditioned makeup air were discussed, noting that some rooms may need dedicated cooling due to equipment-generated heat. The SCBA room may require mechanical cooling pending manufacturer input. The workroom will match the bay temperature, and the electrical room will be heated, not cooled. A separate cooled tech room will house network equipment.

Mechanical spaces will be heated with exhaust systems to manage dampness. The building will connect to the town's Niagara BMS. Plumbing plans include a private well with space for related systems, and septic design includes trench drains routed through an oil-water separator to a holding tank. Laundry and service sink waste will go to a separate 2,500-gallon holding tank.

Above-ground propane tanks will supply the building, with site prep to allow for potential future gas service. A diesel generator is planned for reliability. Electrical service is expected to be 800 amps, requiring a pad-mounted transformer and sub-panels. Solar readiness is included, though panels are not part of the initial project.

Lighting will be primarily LED, with dimmable, motion-activated exterior lights and networked interior controls tied into the alert system. Emergency lighting will run off the generator. The fire alarm system will be fully addressable using Firelight to align with town systems.

Technology plans include full Wi-Fi, a PA and radio system, a training room A/V setup with video conferencing, and integrated power/data at tables. Electronic security includes card readers and cameras, with no intrusion alarm planned. Further coordination with vendors is scheduled.

Interior design features a neutral palette with warm tones and a red accent color, which may be adjusted. Durable LVT flooring will be used in corridors and high-traffic areas, with carpet in offices and bunk rooms. White or off-white walls may include protective wainscoting in corridors. Display cases will be enclosed in the lobby. In the training room, acoustic panels, large monitors, and writable surfaces are planned.

Bathroom designs emphasize durability and cleanliness, with tiles on wet walls, epoxy floor options, individual vanities, and air dryers. Offices and day rooms will feature warm finishes and light carpets to brighten spaces. Bunk rooms will use carpet and avoid direct airflow over beds, possibly adding radiant panels for night comfort. Small fridges in lockers are under consideration for personal storage.

The apparatus bays will feature CMU walls with epoxy paint and striping, with epoxy flooring in coordinated colors. 3D views of the bays will be shared at the next meeting. Mechanical mezzanines and an attic space for the DOAS unit were noted, with attic access via pull-down ladders and wide doors for maintenance.

Parking constraints were discussed, with potential adjustments around the septic system. The dumpster may be removed from the plan to add parking, as staff remove trash manually.

B. Bills and Invoices
Motions to approve the following bill(s):

Silver Petrucelli for design and development invoice #252464 dated 9/1/2025 for $55,883.75.
Rutty/Blaschik
Passed unanimously.

Underground Survey LLC Invoice 091925-1 dated 9/18/25 for $800.00.
Rutty/Blaschik
Passed unanimously.

5. GENERAL DISCUSSION
A. Next Meeting
The committee agreed to meet as Silver Petrucelli had information to share.

B. Other

Brad Park introduced himself as a new volunteer and East Haddam resident since 2018, originally from Preston. He works as a principal at Consulting Engineering Services (CES) in Middletown, with expertise in MEP system design. The committee welcomed his involvement and moved to recommend him as an alternate member to the board of selectmen, with the appointment finalized at their next meeting.

Motion to recommend Brad Park to the Board of Selectmen to be appointed as the alternate member on the Moodus Firehouse Building Committee.

Rutty/Blaschik
Passed unanimously.

6. AUDIENCE OF CITIZENS
No citizens were present.

7. ADJOURNMENT
Motion to adjourn at 8:41 p.m.
Rutty/Blaschik
Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron
Recording Secretary