

Town of Sheffield
Highway Garage Design Committee
Thursday, September 17, 2020 at 7pm
Virtual Meeting

Highway Garage Design Committee members present:

Dave Smith, Jr., Chair
Jim Collingwood
Robert Kilmer
Matt Lennon, Highway Dept Superintendent
David Macy
Rene Wood

Highway Garage Design Committee members absent:

Martin Mitsoff (at Berkshire Health Alliance meeting)

Others present:

Rhonda LaBombard, Town Administrator
Tim Eagles, Principal, EDM
Tim Widman, Project Architect, EDM
Marc Volk, Foresight Land Services; Consultant to EDM

Chair Smith, Jr. opened the meeting at 7:01pm. The minutes of 8/27/20 were the first order of business.

On a motion by R. Wood, seconded by D. Macy, and unanimously approved 4-0-2 on a roll call vote, the minutes of 8/27/20 were accepted as written.

The meeting was turned over to T. Widman and other members of the EDM team to discuss the building design options previously emailed to the committee members. The site plan was reviewed first with T. Widman and M. Volk going over circulation plans, which were shown to all structures, equipment storage, drive-through options, salt unloading and some of these were highlighted on the site schema. EDM had added a possible transfer station site separated from the highway area by a fence. The EDM team felt a 2.5 – 3 acre site is what their review of other highway garage layouts in the County had noted and indicated, based on the Town's criteria, the site they had laid out in the schematic of 3.3 acres should suffice. They spoke of the challenge of creating the design with no specific site in mind. It was noted that the criteria of the garage being outside an ACEC was not in their mind an issue unless disturbing the wetlands and were concerned about keeping the garage out of the flood plain. They also described the sketched transfer station design, with an elevation change for residents to dump items with room for debris in the back. This portion of the site is about 1.3 acres.

The meeting was then opened to discussion. It was clarified that there would be a concrete apron in front of the salt shed and M. Volk noted that all the surfaces were not shown/developed as the site plan was not refined to that point. The septic system, well, and vehicle washing station was discussed, including potential options for disposal of generated waste water either by recycling or pumping it out as part of its subsequent disposal were discussed. EDM commented on the need to catch such wash water, put it through a separator and the possibility of later using this brine water for road treatment, which has been briefly discussed by the Select Board. EDM also discussed the need for another storage tank for the water to be used in washing vehicles, especially if a fire hose were used, and that the well would likely not have the necessary flow. Down to dollar

issues which are not known at this point. A debris mgmt site was mentioned and the DEP formula for calculation of this area will be emailed to EDM.

The chair asked for the discussion to focus on the 4 building design options provided. T. Widman noted each option featured construction of a building using a pre-engineered rectangular shaped building and structure spans with circulation between the areas. Two of the designs were 8,000+ sq feet, which would require a sprinkler system, with the exception of PI-4, which at 7500 sq feet would not require sprinkling by law, although the Town may wish to add sprinklers; PI-3 also required no fire suppression system. The designs were discussed and the differences pointed out. The walkway/connector between buildings in PI-3 was reviewed, as well as the best placement for the tool and parts storage. See PI 1-4 for different configurations as well as state required fire suppressant requirements.

Sprinklers for the buildings were next discussed and it was noted sprinkling becomes a requirement at a 7500 sq feet building size and the trade off for 500 sq feet. T. Eagles noted that while costs would need to be determined, a sprinkler system and the storage tank for the suppressant and pumping system would run around \$80,000. Questions were asked about a firewall between sections of the building and they not needed for code but may want to add to slow down a fire.

It was decided that before the committee could move forward, basic conceptual costing was needed as PI 1-4 provide the same building elements put together differently. T. Widman or other members of the EDM team will also spend time with M. Lennon understanding what's at the current garage and what the requirements are equipment storage, tools and parts, etc. It was noted that designing this garage is like designing a kitchen – it is best to know where things will go and what storage needs are for each set of items before the garage is designed/built. It was also decided that the committee would meet next week to go over items that did not require EDM input at this time. Chair Smith, Jr. will work with R. LaBombard to set up a meeting in the week of 9/21. EDM said it needed 2-3 weeks to get the next set of information ready for the committee and will work with R. LaBombard to set up a meeting when needed. The Select Board needs to move forward with identifying land, as no donation of land has been offered.

On a motion by R. Wood, seconded by B. Kilmer, and unanimously approved 6-0 on a roll call vote, the Committee's meeting adjourned at 8:12pm.

Respectfully submitted,

Rene Wood, Committee member



Meeting Materials:

9-17-20 Meeting Notice/Agenda

EDM Plans PI 1-4

Site Schematic

Designed upon Site Schematic