

Town of Starksboro
Jerusalem Community Center Committee
Minutes
February 28, 2022
(Unapproved)

Present: Susan Klaiber, Greg Orvis, Luke McCarthy, Jeff Dunham, Tom Estey
Unable to Attend: Alan Quittner, Megan Nedzinski

Meeting called to order by Chair Susan Klaiber at 6:05pm

Visitors Business: No visitors

Discussion of DRB Hearing: Shortly after the DRB meeting February 10th regarding the JCCC project a member of the DRB drew up a new lot design and forwarded it to the Selectboard and JCCC. The new lot sketch turned the Fire Station parallel to Jerusalem Road and proposed a 6/12 pitch roof in an attempt to fit the building within the setbacks. The committee spent some time discussing this new proposal. General thoughts are outlined below:

- There will be a 3+ foot gradient for the proposed new location which may pose issues with runoff and ADA access between the two buildings.
- Given the increased grade the overall height of the building would increase.
- Without staking out the driveway it would be impossible to know if a fire truck could make the tight turns. It would most likely have to be a one-way approach / departure scenario.
- As the DRB drew it, the height of the collar ties would be around 13 feet whereas drawn by the committee they would be much higher; allowing greater headroom.
- With the structure turned parallel to the road and a peaked roof placed on it, the structure would become a very large mass along the road, as well as a very large mass for the neighboring store to look out to.
- The exceptionally large apron and driveway for the new fire station would eliminate all remaining greenspace on the lot.
- Turned parallel to the road and with a pitched roof on top it eliminates the possibility of easy future expansion.
- There is no additional money in the budget to render the sketch into a workable drawing.

While the committee does not outright dismiss this new proposal there are a few concerns as noted above. The JCCC also recognizes that the Fire Department is not necessarily keen on the current staggered building design. At one point during the course of the JCCC's work a structure parallel to the road was indeed considered but was eliminated as a possibility for many of the above reasons. Although the new proposal put forth by a member of the DRB could be workable, the JCCC feels that it has considered all options over the course of the last three years and presented the best one.

The Committee discussed that the next DRB meeting will be held on March 10th and members of the JCCC should be present. Committee members wondered if the project presented to the DRB would be considered, or if this new alternate plan would be considered.

Update on Roof Project: Tentative start date still set for spring after snowmelt.

Minutes: Review and discussion of 1/31 minutes

Motion: G. Orvis made a motion to approve the 1/31 minutes. T. Estey seconded.

Vote: All in favor.

Motion: T. Estey made a motion to adjourn the meeting. J. Dunham seconded.

Vote: All in favor.

Meeting adjourned at 7:28

The next regularly scheduled meeting of the JCCC will be on March 28th at 6pm on ZOOM. Link to follow.

DRAFT