

**TOWN OF TRURO - ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - MEETING MINUTES**  
**Thursday, November 21, 2024, at 4:30 PM EDT**

Meeting conducted via Zoom:

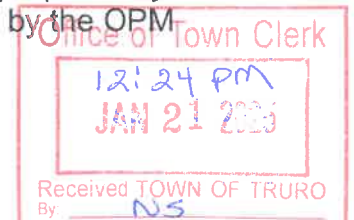
<https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7380?site=1>

A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, Anastasia Song, and Alternate Bob Panessiti.

Other attendees: Select Board Liaison Susan Girard-Irwin, DPW Director DPW Director Cabral, Darrin Tangemen, and members of the public.

- 1) The meeting was called to order at 4:30 PM by Co-chair Michel Cohen, who made a statement regarding an error of omission to alternate member Bob Panessiti, who was inadvertently omitted from the invite to the November 15 meeting.
- 2) **Assign Notetaker**  
Member Garrett will complete the meeting minutes for 11/21/24.
- 3) **Public Comment**  
None
- 4) **Approve meeting minutes**  
The minutes from November 7, 2024, & November 15, 2024, meeting with minor edits were approved.
- 5) **Staff/member update**
  - a. DPW Director Cabral updated the team on the Phase 2 Environmental investigation status and the discovery of PFAS behind his office and opposite test bit 5. (3) 16' deep borings were performed behind the office, and a cross-section of the borings was being developed. It appears that removal in this material area will not be required pending the cross-section review. The PFAS does not seem to have infiltrated the Groundwater at this location. The PFAS at the location near test pit 5 is 120' down and has the potential to go into the groundwater. (3) Monitoring wells are being installed along Meetinghouse Road. Brian Massa of HRP will prepare and submit the downgradient status and appear before the Selectboard and Board of Health to present findings. It was also discussed that the EPA may require a test of all wells within a 500' radius. It appears that this contamination may be from an offsite source.
  - b. DPW Director Cabral also provided an update on the OPM contract. A funding source for the 340 Route 6 site (not authorized at ATM) has not been identified. Jarrod requests written confirmation of source funding before authorizing the OPM to conduct a feasibility for this site.
  - c. Anthony Garrett sent along additional information previously prepared by the DPW Study Group for the THH site development plan review by the OPM.



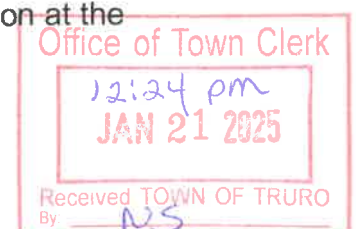
- d. Jarrod also advised that the current vehicle inventory and HRP updates on Environmental investigation are available for review on the DPW website.
- e. Member Michael Cohen expressed his concerns about further reducing the programmed space and potentially compromising vehicle storage.

## 6) New Business

- a. Member Garrett advised the committee that the DPW Study group overlaid the new survey with their plan, and confirmed its accuracy with a few feet, (the study Group Plan had a slightly smaller site footprint). Member Higgin-Steele asked for this overly to be disseminated. Jarrod offered to provide a CAD version survey to promulgate this. Member Garrett agreed to have DPWSG provide this; furthermore, he will ask if DPWSG would provide an updated concept plan based upon the reduced programmed areas for of the buildings as well as working around any environmental hot spots.
- b. Member Higgins Steel presented findings by the Energy committee regarding concepts the EC suggests being implemented in the design of the new facility. These include:
  - Life Cycle analysis
  - Ground source heat pumps for heating
  - Enhanced Building Envelope designs to increase insulating values per the Specialized and Stretch Codes adopted by the town of Truro
  - Reducing Carbon footprint
  - Considering Future Electric Vehicle fleets and how this would impact current building designsIn addition, grant sources to fund an all-electric building should be investigated.
- c. A discussion regarding how budgets may be affected ensued. Member Garrett expressed concern that arbitrarily adding a 7% increase for adherence with the Enhanced Energy codes was inappropriate; if properly designed at the outset and obtaining grants is pursued, the cost increase can be reduced.
- d. Member Song expressed concerns of the debt service associated with a \$30,000,000.00 for a town of 2500 FT residents and the tax implications, Alternate Member Panessiti shared concerns and that further delays may increase this cost. Speaking as a member of the FINCOM, he went on to state that the town is forced to consider these when developing a budget in order not to have to go back to authorize additional funds after ATM approves a budget.

After lengthy discussion, it was suggested and agreed to that the AHBC will conduct a Design Charette at its next meeting to identify items that the Committee believes should be considered by the design team and OPM.

- e. Jarrod requested the committee to submit question to be presented to the OPM and potentially Design firm by December 4, 2024 for discussion at the December 10, 2024, Select Board meeting.



7) **Confirm next Meeting date:** The next Meeting will be on 12/12/2024 at 4:30 PM

8) **The meeting was adjourned at 6:00 PM.**

Respectfully submitted,

Anthony Garrett  
Ad hoc Building Committee Member

