



TOWN OF ORLEANS

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ORLEANS TOWN CLERK

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ORLEANS FIRE-RESCUE BUILDING COMMITTEE MEETING MINUTES (DRAFT) January 12, 2026

Present: David Lyttle, Peter Coneen, Fire Chief Geof Deering, Rich Waldo Rick Cianfaglione Mark Mathison Kathy McNamara, Emily Miller, Mark Reil and Laura St. John Dupuis.

At 5:45 PM Mr. Lyttle called the meeting to order

Public Comment- No comments were made.

Receive Project Update from Pomroy Associates

Mr. Rick Pomroy (OPM) reported that the team met over the holiday break to refine site massing. The primary focus is ensuring the building program fits the constraints of the former dental office site while maintaining 24/7 fire department operations.

Mr. Ted Gallante (TGAS) presented five conceptual site studies exploring the challenges of a 20-foot elevation drop on the property. Key features included:

- Health & Safety: A "Zone" system (Red/Yellow/Green) to isolate contaminants from living quarters.
- Massing: Five options were presented: three 3-story concepts and two 2-story concepts.
- Site Grading: Options ranged from "bridge" designs following the slope to full-site leveling for better vehicle flow.

Mr. Lyttle and Mr. Waldo inquired about sewer vs. septic. Mr. Galante noted that utility plans depend on the final floor elevation.

Ms. McNamara inquired about school parking. Mr. Galante clarified that 60 spaces are necessary to accommodate shift overlaps, visitors, and training room capacity (40 persons).

Chief Deering emphasized that the new facility must meet national response time standards, which the current facility cannot do.

Mr. Waldo noted that the current \$25,000 demolition estimate is unrealistic due to likely contaminants in the old station.

Mr. Mathison expressed concern regarding the high cost of "fill" (estimated at \$5M+) required to level the site.

The committee discussed the inefficiency of bringing five designs to Town Meeting. A consensus was reached to focus on a 2-story level-site model versus a 3-story hybrid.

Mr. Mathison made a motion to direct project consultants Pomroy Associate and TGAS to proceed with the evaluation of Option 2 and Option 5 for the fire station project, incorporating the following specific directives. Perform a comparative study of Option 2 (a 3-story building) and Option 5 (a 2-story building). Prioritize a

rear entrance closest to the parking area. Evaluate placing the tower at the back of the site rather than the front of Eldredge Park Way. Provide "order of magnitude" cost differentials between the two options, specifically addressing site engineering, fill requirements, retaining walls, and constructability. Continue exploring creative uses for the school-side entrance during and after construction. Formally exclude any further consideration for the reuse of the existing fire station building. Seconded by Mr. Waldo Mark. The motion passed unanimously. Roll call vote 9-0 in the affirmative.

Ms. Gail Briere (School Committee) expressed concerns regarding the proposed construction access road through the school's parking area.

TGAS proposed replacing the existing 27 parking spaces with 44+ spaces and installing a secured gate to separate school traffic from construction vehicles.

The Committee committed to ongoing coordination with school officials to ensure student safety.

Scheduled Work:

- The land survey is scheduled for the current week.
- Cut-and-Fill Analysis is expected by mid-February to determine exact material costs for leveling the site.

Mr. Lyttle noted the aggressive timeline for the May Town Meeting and suggested a Special Town Meeting remains an option.

Approval of Minutes:

Mr. Waldo made a motion to approve the 11/3/25 meeting minutes. Second by Mr. Coneen. The motion passed unanimously.

Ms. McNamara noted corrections regarding comments she had made on the 12/1/25 meeting minutes that were not included. These corrections would be updated in the minutes and brought back for a vote from the committee.

Upcoming Meeting:

Tentatively scheduled for February 9th or 23rd

Adjournment

at 7:03 PM Mr. Mathison made a motion to adjourn. Second by Mr. Waldo. The motion passed unanimously.

Approval Date: _____

Respectfully submitted,

Laura St. John-Dupuis, Executive Assistant

To view the video of this meeting and all other Fire Rescue Building Committee Meetings, go to "Recent Meeting Videos" on the Town of Orleans Fire Rescue Building website by clicking the follow link [Fire Rescue Building Committee - All - YouTube](#)

Meeting Documents

- TGAS Design Concepts Presentation