

Joint Meeting
Carver Board of Selectmen
& Police Station Advisory Building Committee
Meeting Minutes
Carver Town Hall, 2nd Floor
January 28, 2019 - 7:00pm

In Attendance: Board of Selectmen – Chairman Ronald Clarke, Vice Chairman Dave Robertson, Alan Dunham, Sarah Hewins, Mark Townsend, Town Administrator Michael Milanoski & Elaine Weston

Police Station Advisory Building Committee: Dave Siedentopf, Bryan Berriault, Dave Robertson, Chief Duphily
Brian Humes Architect & Joe Sullivan Owner's Project Manager Absent: Bill Harriman

Chair led the meeting with the Pledge of Allegiance and Dunham read the community prayer.

Chair explained how we got to this point – the Police Station was approved under the tax levy, the Fire Station was built under the tax levy as well. No site was determined at Town Meeting, it was voted that the Police Station Building Committee would determine the best location and brought that decision to a community meeting on Dec. 3 and the Board of Selectmen voted on the location on Dec. 4. Sarah Hewins presented alternate plans and this meeting is to find out if there is an alternative location that doesn't compromise public safety. Then the Police Station Building Committee will decide if they want to re-vote as well as the Board of Selectmen.

Clarke also mentioned that on Friday, March 15 at 6:30 there will be an evening of hope and healing being held at the High School led by Carver resident Donna Forand.

Presentation and response by the Police Station Building Committee Architect, Police Chief Marc Duphily and another committee member on Sarah Hewins' questions/her facts raised in her open letter with regard to the Board of Selectmen's decision to support the Police Station Building Committee's recommendation to build the new police station on part of the existing playground and relocate the 18 year old playground to another location on the Town Hall campus that will be at the discretion of the Recreation Committee following their public input on the recreation needs of the community presented to town meeting to construct a new playground:

TA began the presentation: As a quick update, the Recreation Committee will be meeting tomorrow night and on Thursday night with the CPC to request an allocation not to exceed \$600,000 of the \$901,673 available funds for recreation to construct phase one of the recreation complex project. This is on top of the \$419,031 in affordable housing and \$227,272 in historic preservation the CPC has sitting in a bank account. Phase one will include a new playground equal to and better than old one with new equipment, a 10 foot high fence, both resilient play and wood fiber surfaces, walking paths, picnic area, site lighting, significant parking, redoing the 4 baseball and softball infields, a new well/irrigation upgrades, and concession/toilet upgrades. If the residents of Carver vote to approve Phase One at Town Meeting this April, it is anticipated the work will begin in May and be completed by the end of July ahead of the police station construction schedule.

Now to the agenda: Last week I was made aware of a Facebook post by Carver resident Peter Allegrini. In the post he states: *it has taken some time to understand the processes and explanation of why the area where the playground currently sits is the best spot* --- he continues --- *after spending time with the professionals and educating himself he understands a bit better* --- and concludes with --- *please get all the information and facts from the people that do this for a living, that is why we have professionals, please trust the professionals.* I want to thank Peter for that post and for educating himself in understanding the information and need to rely on professionals.

This is exactly what the members of the Police Station Advisory Committee have done for some time. We all made our decision based on what “real facts” the professionals have provided, as we have done on other projects, while also seeing first-hand the bigger picture for Carver to put the communities’ best interest at the forefront.

Tonight you are going to hear from our architect Brian Humes, an expert on police stations having built over 80 police stations including developing comprehensive needs assessments, our Owner’s Project Manager, Joe Sullivan who has directly overseen more than a dozen public safety buildings including our fire station also lives in Carver, Marc Duphily our police chief brings his 24 years of experience and expertise. The Chief is the sole person who can speak for long-term needs of the police department. The police chief is responsible for recommending the best location for the new police station, police department, and public safety after weighing out all the options and listening to input from the professionals.

Over the last ten months the Police Station Advisory Building Committee has been working on this project. They have continually proven themselves to be experts on behalf of the entire community in building public buildings. They can take credit in a successful fire station and elementary school (elementary recreation complex and playgrounds) both of which were under budget plus there was the renovation of the middle high school and sports complex completed last year. They are busy and their results can be attributed to the dedicated commitment and participation in over 200 public meetings on behalf of the residents of Carver. Carver success in these projects serve as a model to many communities.

The core members of the committee include our co-chair former Fire Chief Bill Harriman who personally commits at least a dozen hours per week of volunteer time. I am sending him our best wishes as he is taking some time off the committee for health reasons. Jon Delli Priscoli brings private sector building expertise that has helped the town reduce cost and maintain durability. He also has donated resources and equipment to further save the town money on our projects. Both have volunteered their time without compensation and served for public good. Dave Siedentop, our Director of Operations and Maintenance ensures we have identical mechanical systems where possible for ease of maintenance and long-term durability with an eye to reducing future operation cost.

Town Meeting charged your Town Administrator to be solely responsible for each of our building and capital projects. As the individual solely responsible, this including authorization to expend the funds appropriated in the most fiscally responsible manner and to manage the approved project. From planning and design to procurement, including negotiation and approval of all contracts and change orders. As a professional Town Administrator I find it important to surround myself with other professionals and experts who are only concerned with the town’s best long-term interest. With that being said I reappointed these members with the support of the Board of Selectmen. By adding the Police Chief, Police Sergeant, and a member of the Board of Selectmen we have a dedicated and focused team and committee that is interested in the Town’s best long-term interest for the entire town and not influenced by politics, special interest groups, or social media.

In an open letter to the community, Selectmen Sarah Hewins raised 50 questions and stated points in regard to the location of new police station on the existing 18-year-old playground. This was done after the Selectmen’s 4-1 vote to accept the Police Station Advisory Building Committee recommendation and rebuild a new state of the art playground on the Town Hall Complex under the direction of the Recreation Committee.

Tonight, our professionals are once again going to be answering these questions. We will be going one-by-one and they will be videotaped. The videotaping will grant access to everyone who cannot join us tonight.

You will hear four important and “real facts” the committee considered when making the decision for the best interest and safety of our town to locate the new police station.

1. There is only 1.91 acres given zoning and well setbacks. You will hear why this does not provide enough land to meet the needs of the Police Department now or into the future.
2. It will cost \$286,745 more to move the building from the selected location. It is also important to note, the project approved by the Selectmen will all be done within the tax levy, the town’s existing budgets, and will not require an override. Carver’s financial system is strong and designed to handle projects like this the Selectmen and Town Meeting approve.
3. The building cannot be built as suggested due to zoning setbacks, making it less visible and less safe the further it is moved away to accommodate zoning requirements.
4. *The committee would have preferred to not recommend moving the old playground, THAT WOULD HAVE BEEN THE EASY THING (or politically safe thing) TO DO, but there were no other good options that would benefit the department and the community’s public safety as much as this site.* The professionals tonight will go over the many logistical, public safety, and sound financial reasons to move the playground to make way for the new Police Station that will satisfy the department needs and provide a state of the art playground and recreation complex for the community. You will hear why the selected location is the best choice for the community as a whole as has been recommended and was previously approved.

Brian Humes, Architect for the project stated that he himself answered each question without any input from anyone from Town Administration, Selectmen or outside influences.

1. FACT: The revised plan that I provided to the Building Committee and attached here-as with earlier versions-has everything our Chief of Police asked for at the 12/3/2018 public forum.
Response from PSBC: Joe Sullivan, in my many years of managing public safety building there are many components and facets that a new facility must have to ensure the police operations are handled appropriately. In my experience the end user who are experts in the field with public safety are the people who know what is really needed for police operations, tonight we are going to hear directly from Chief Duphily as to what he has asked for and if Ms. Hewins’s Plan addresses the Carver Police Department needs as she has stated.
2. FACT: It’s in the center of town, directly across from the fire station, and highly visible from Route 58
Response from PSBC: Brian Humes Architect – the alternative plan presented by Ms. Hewins does not conform to zoning setback, is not directly across from the fire station, and is not highly visible from Route 58.
3. FACT: It does not change the configuration of the station, but simply moves it 50 feet to the north
Response from PSBC: Brian Humes Architect – as previously stated the alternative plan presented by Ms. Hewins does not conform to zoning setback, without moving the building to the back of the property.
4. FACT: The plan shows parking for 30 residents on the "public" side of the station, 2 of which are handicapped-accessible
Response from PSBC: Brian Humes Architect - the alternative plan presented by Ms. Hewins does show these parking spots, but as previously stated the alternative plan presented does not conform to zoning setback and will have to be modified to be compliant with zoning that may impact the parking zone. Further, this will require new parking spaces that will not be shared parking as the approved plan shows therefore until the alternative plan is in conformance with zoning.
5. FACT: The plan shows 30 spaces for police vehicles plus room for impounded vehicles, but it can accommodate much more parking
Response from PSBC: Brian Humes Architect - the alternative plan does show these parking spots, but as previously stated the alternative plan presented by Ms. Hewins does not conform to zoning setback and will have to be modified to be compliant with zoning that may impact the parking zone. Further, this will require new reconfiguration of the police parking.
6. FACT: When you start with 13.4 acres and subtract .33 acres for our playground, subtract another .33 acres for our current library, and subtract 4.5 acres needed for the wellhead protection area, you are left with 8.24 acres to put a police station, outbuildings, tons of parking, space for future station expansion, and more.

Response from PSBC: Brian Humes Architect – What this fails to take into account is zoning setback, and there is an access easement on the property called East Center Mill Road. Once the zoning setbacks are subtracted and the land north of the East Center Mill Road is subtract plus the East Center Mill Road 11' wide area, and also subtracting the parking.

7. FACT: Public and police functions and traffic are completely separated on this plan. If needed, the police parking behind the station can be connected to public parking area to provide an additional exit for police vehicles and a redundant exit for the public parking.

Response from PSBC: Brian Humes Architect - as previously stated the alternative plan presented by Ms. Hewins does not conform to zoning setback.

8. FACT: At the Selectmen's meeting of December 4th, the Police Station Building Committee said that required tree cutting for this plan would cost \$250,000 and gave this as a reason the police station needs to go on top of our playground.

Response from PSBC: Joe Sullivan OPM – This statement is not correct, the PSBC never stated that the tree cutting plan was \$250,000. This is only a portion of the site work. The site work actually includes Tree and stump removal, removal of the organic material to base grade, excavation and placement of site utilities which location of the station directly impacts the cost of providing the utilities along with the back charges associated with bring them in. The underground drainage required. Finally the parking and access into the station.

9. FACT: That \$250,000 number is wildly inflated. The verbal quote I got from a reputable land clearer in Carver was \$20,000 for 2 acres for cutting, chipping, and stumping.

Response from PSBC: Joe Sullivan OPM – As previously discussed there are other costs associated with site work above and beyond just the clearing of the trees. Any work related to the project will need to be publicly bid and which involve paying prevailing wages.

10. FACT: This is less than a tenth of the amount quoted at the meeting

Response from PSBC: Joe Sullivan OPM – Once the construction documents are completed pricing for each scope of work will be clearly identified for the work related to the site. To make a statement that is less than a tenth of the cost quoted is not accurate.

11. FACT: It's a whole lot cheaper than building a new playground for over a quarter of a million dollars.

Response from PSBC: Joe Sullivan OPM- There are many assumption being made related to this comment. It is more than just cutting down trees and he does not agree with this statement.

12. FACT: A few objections to having the playground on the same site as the police station stated at the various meetings were: there is not enough room for all the parking needed, that police vehicles need to be separated from the public, and that traffic flow with the playground on the site does not work.

Response from PSBC: Brian Humes Architect – Yes, there are issues with having a police station located next to the playground on this site and let me share with you what they are with one of the options the committee discussed. Showed option plan #2.

13. FACT: The attached plan shows police parking backing up to the existing bog road/cart path.

Response from PSBC: Brian Humes Architect - as previously stated the alternative plan presented by Ms. Hewins does not conform to zoning setback, and needs to be moved further north thereby changing the configuration of.

14. FACT: This road may also be used as an unpaved emergency entrance/exit for redundancy with the main police entrance/exit. Alternatively, it could be paved and used as a one-way entrance to the station while reserving the south police drive as a one-way exit. This is perhaps safer if a police vehicle has to respond to an emergency.

Response from PSBC: Brian Humes Architect - as previously stated the alternative plan presented by Ms. Hewins does not conform to zoning setback, and needs to be moved further north thereby changing the configuration and East Center Mill Road.

15. FACT: This plan separates library/playground traffic from station traffic. Traffic flow to the playground and library is a known factor and is working well.

Response from PSBC: Chief Duphily – traffic is not currently an issue and should not become an issue based on the new plan.

16. FACT: This plan leaves that unchanged, but a reconfiguration-like the one proposed by the Building Committee-that adds two-way police station traffic to existing playground and library traffic may negatively affect traffic flow and safety while costing much more.

Response from PSBC: Brian Humes Architect – As stated in Fact#14 it is our professional opinion the approved plan will improve traffic flow and safety.

17. FACT: Site distance on Center Street site has been identified as a concern in all previous police station studies over the years about locating the police station here.

Response from PSBC: Brian Humes Architect – Site visibility is critically important. I have personally designed many Police stations around New England and site visibility is at the top of every municipalities list given what occurs at police stations.

18. FACT: This plan solves the sight distance issue with Center Street. Minimal tree-cutting shown next to Center Street will give 500 feet of sight distance to the north on Center Street to exiting police vehicles making a left turn out of the main police entry/exit.

Response from PSBC: Brian Humes Architect - as previously stated the alternative plan presented by Mrs. Hewins does not conform to zoning setback, and needs to be moved further north thereby changing the configuration.

19. FACT: The remaining trees shield police parking, impounded vehicles, and outbuilding from street view, shield the view of impounded vehicles and outbuilding from the playground, and shield the view of the station from the homeowner north on Center Street.

Response from PSBC: Brian Humes Architect - as previously stated the alternative plan presented by Mrs. Hewins does not conform to zoning setback, and needs to be moved further north thereby changing the configuration.

20. FACT: Our Police Chief was very insistent that we owe it to the taxpayers to watch every dollar spent on the project.

Response from PSBC: Chief Duphily – I have spent my career as your Police Chief making sure I live within the means of what the town can afford. This project is no different and that is why I wrote the letter in early December 2018 to the town stating my support for the approved plan. This support is unwavering, it is the best plan, and the most economical solution.

21. FACT: This plan saves approximately \$250,000 on the cost to rebuild the playground and an undetermined amount that the plan presented by the Building Committee at the 12/3/2018 public forum required for additional parking and roadway configuration.

Response from PSBC: Brian Humes - as previously stated by the professionals, the alternative plan presented by Mrs. Hewins does not conform to zoning setback, and needs to be moved further north thereby changing the configuration, further her alternative plan does not save approximately \$250,000.

22. FACT: Keeping the Carver Community Playground where it is does not prevent the town from improving or rebuilding the recreation area at the King Fields.

Response from PSBC: Brian Humes Architect – that is correct if the police station was not built on that site, or not built at all, the town could still invest in the King Fields.

23. FACT: Tree clearing, and site prep will be less than \$40,000, probably much less.

Response from PSBC: Joe Sullivan OPM – The work related to the clearing of the site would need to be bid publicly as part of the police project. Although there have been tentative numbers discussed once a true scope of work is determined the project would need to be competitively bid meeting the prevailing wage requirements. The fact is the cost of that work will be actually determined once the bids are received.

24. FACT: The cost of providing utilities to the station will be approximately the same either way.

Response from PSBC: Joe Sullivan OPM – This is not entirely true; depending on the location and configuration of building on lot may change the way gas and electric feed the site. The cost is determined by the utility companies.

25. FACT: The Police Station Building Committee has said publicly that every month we wait to build the new station costs us \$35,000. If we leave the playground where it is, we'll not only save \$250,000 for the cost of rebuilding the playground, we can start building the new police station tomorrow, and save \$35,000 a month on the station's construction.

Response from PSBC: Joe Sullivan OPM– there has been no delay with the design of the police station. The work related to the playground is currently on a parallel path and the playground design is expected to be completed before the police station construction documents are complete. To ensure there was no delay with the project the Board of Selectmen voted to move forward with this plan, Mrs. Hewins alternative saving \$250,000 is not accurate. If the project was bid 7 months sooner which is not physically possible, it would have a savings.

26. FACT: The plan proposed by the Building Committee and passed 4-1 by the Board of Selectmen is much more expensive than the one attached or other alternate plans and provides less to our Police Department.

Response from PSBC: Brian Humes Architect – to indicate that the approved plan provides less and adamantly disagrees, the approved project provides much more for our police department compared to Mrs. Hewins alternative plan. Costs have been estimated by two professional cost estimators.

27. FACT: It was stated by at least one member of the Police Station Building Committee that the Carver Community Playground is almost never used!

Response from PSBC: Joe Sullivan OPM – Not sure who made this statement however, the PSBC understands the playground is used, There was a statement that the playground is used less now that the new playgrounds are open at the elementary school. Despite this lower usage the PSBC is still focused on supporting the recreation committee in building an equal or better new facility to meet the changing needs of our youth.

28. FACT: It unfortunately needs to be on the public record that the Police Station Building Committee's minutes of the 12/3/2018 public forum about siting the new police station on top of the playground appear to be manufactured.

Response from PSBC: Joe Sullivan OPM – the minutes reflect the meeting per the open meeting law and are not meant to be or required to be a transcript of the meeting – we encourage people to watch the video. It would be the Secretary of the State that can only make that determination, not someone that did not have all their quotes recorded in the minutes. Again, there are not meant to be transcribed minutes.

29. FACT: Why does the new police station be built on top of our playground?

Response from PSBC: Brian Humes Architect –In his years of doing this, the location provides the best use of available land for the needs of the facility and Police department in the best manner possible. He remains steadfast the Building Committee proposed solution remains in the best interest of the Town

30. FACT: The Town Administrator has repeatedly stated that the playground can't be next to the Police Station because of the possibility that sex offenders registering with the police would come into contact with our children.

Response from PSBC: Chief Duphily – This is correct, as it is one of many real concerns that when added up and given what I know goes on in a police station or could, I do not believe the police station should be located next to a playground in Carver or any other Town. Times have changed, bad things happen at police stations both inside and outside. We guard against them but they do happen.

31. FACT: The consensus at the 12/3/2018 and 12/4/2018 meetings by members of the public was sex offenders/vandalism/illicit activities at the playground are greatly increased if the playground is moved away from where it is now-in public view by the library-to a less visible/more secluded location behind town buildings at the King Fields.

Response from PSBC: Joe Sullivan OPM– There was never a vote or poll taken to determine the general consensus. The best thing is hear directly from the Police Chief and let him tell you what activities actually occur in a police station along with his concerns related to this issue.

32. FACT: Sex offenders and other criminals tend to avoid police stations unless they are forced to appear by law enforcement, in which case they will be accompanied by one or more police officers.

Response from PSBC: Chief Duphily – Sex offenders are required to register annually, we do not escort them to and from their cars.

33. FACT: Individuals brought to the station for arrest will be transferred directly to the non-public part of the station through a closed, interior, and secured entry physically separate from the public.

Response from PSBC: Chief Duphily – The design of the station incorporates a sally port to facilitate the secure transfer of prisoners from a cruiser into the booking and holding area. This will provide for a far safer method than currently employed. However, the best security measures do sometimes fail.

34. FACT: While there is the possibility of a loud and aggressive argument occurring in the police station public parking lot, there's also the possibility of a loud and aggressive argument occurring in a playground parking lot by the King Fields. The major difference is that police intervention, if necessary, will be much quicker to arrive in the station parking lot than it will at the King Fields.

Response from PSBC: Chief Duphily – We experience aggressive arguments outside the police station on a more regular basis than we do at the King Property that require police intervention. The police department parking lot is the location specified by the courts to exchange children involved in parental custody matters. These matters are often emotionally charged and have resulted in domestic disturbances requiring police intervention in the parking lot.

35. FACT: If bad behavior in the police station public lot is truly a concern, there is enough space on the site to relocate the public parking lot at some distance from the playground and surround it with fencing. The Building Committee has more than 8 acres to work with, enough to accommodate two stations with twice the parking without moving the playground.
Response from PSBC: Brian Humes Architect – Bad behavior in the parking lot can happen, but is not the norm. There will be Video surveillance & it will be well lit. Fencing is not recommended. The amount of available land is less than two acres after everything is taken into account. He is unaware how Mrs. Hewins calculated 8 acres.
36. FACT: In my opinion, the TA's repeated insistence that a Police Station is too dangerous a place to be near a playground is magnifying a small concern into a major concern to provide an excuse to move the playground, since there is no other logistic or financially-sound reason to move it.
Response from PSBC: Chief Duphily – Safety of children is of paramount concern. I do not think we should disregard the real safety concerns based on what does occur at a police station. These concerns should and have been evaluated and given appropriate weight in the decision to recommend moving of the playground.
37. FACT: That exaggerated concern would also indicate that a police station is too dangerous a place to be next to the library, which is just as ludicrous
Response from PSBC: Chief Duphily – Buildings do provide more protection than open fenced in areas.
38. FACT: Many neighboring towns have playgrounds next to their police stations.
Response from PSBC: Brian Humes Architect – This is not supported by any data or facts. In over 30+ years and never has a chief asked to be put next to a playground etc.
39. FACT: A proposed police station has been shown the playground's engineered site plan for the past 18 years. The TA's exaggerated concerns didn't appear until the public challenged the Building Committee's decision to build the new station on top of our playground instead of next to it.
Response from PSBC: Brian Humes Architect – The building configuration and site plan do little to satisfy the needs of the Police Department. The needs were not fully vetted, identified or adequately solved with the plan dated 6/21/2000 that Humes received only after conducting a thorough space needs analysis and site plan.
40. FACT: Our Police Chief has been insistent that the new police station be integrated into the community-not isolated from it.
Response from PSBC: Chief Duphily – Correct, and this is what the approved plan accomplishes. As the police station is built in the center of the town with proper access as a focal point of the community.
41. FACT: That's why the proposed station building plan has a community room and parking for 30 visitors. The Chief has also said publicly that he intends to invite children to the station for the Junior Police Explorers and other youth programs.
Response from PSBC: Chief Duphily - Correct, and those children would be in the company of police officers who would be instructing them and able to protect them if the need arose.
42. FACT: That goal of integrating the Police Department with the community indicates that the playground should be next to the station.
Response from PSBC: Chief Duphily – As your police chief and as a father, whose children have played on the playground, based on the real activities that go on at a police station and the future plan to train officers in law enforcement tactics in the secure rear yard, I would not recommend placing both on the same lot.
43. FACT: We want our children and their caregivers to know and respect the officers who keep them safe.
Response from PSBC: Chief Duphily – Correct, and this is what the approved plan accomplishes.
44. FACT: We don't want our children to be farmed out to a remote location, out of sight, where they will be less safe.
Response from PSBC: Joe Sullivan OPM – No site has been officially selected for the new playground. The fact is the entire campus is being looked at for possible locations. No one has proposed to place kids out of sight where they will be less safe.
45. FACT: Why must the new police station be built on top of the Carver Community Playground?
Response from PSBC: Brian Humes Architect – nothing requires it to be built there. However, I was directed to recommend the best location and have done that. That plan is the approved plan that meets the needs and objectives of the police station.
46. FACT: The public deserves an answer to that question.
Response from PSBC: Joe Sullivan OPM – Over the past several weeks the information requested has been presented. Our team and the committee have provided detailed responses to Mrs. Hewins concerns in our several

meetings. This effort tonight is to eliminate any misconceptions being perceived and put some final clarity with this issue.

47. FACT: As an elected representative of the public, I have been asking this question of the Building Committee for the past two months but have not received an answer.

Response from PSBC: Joe Sullivan OPM— Every question related to this issue have been discussed previous at several meetings, with Mrs. Hewins present at public meetings along with the committee.

48. FACT: I've been criticized by the TA for even daring to ask the question.

Response from PSBC: Joe Sullivan OPM— Not sure where or when this has happened – it has been the PSABC and a team effort to ensure everyone's voice is heard. Every time a question is asked, it is responded to by the committee.

49. FACT: It seems to me the public is being railroaded into a bad decision that is damaging to our community and is financially irresponsible.

Response from PSBC: Joe Sullivan OPM—I believe the Design Team, the Owners Project Manager, and the Police Building Committee is doing all they can do to ensure the Town of Carver gets the best facility for the Police Department. Each decision is not made lightly and specifically involves minimizing the cost to the town.

50. FACT: This is our last chance to change course and do the right thing for our Police Department, our community, and the taxpayers.

Response from PSBC: Joe Sullivan OPM – He believes the Town of Carver deserves a new police station which is why this committee was put together. The committee has had a number of challenges as far as the location is concern which is true for any community. A lot of effort, time and experience has been put into the relocation of the playground and police station location. He appreciates everyone expressing their opinion.

Brian Humes discussed why “Scheme C” is the best proposed plan. Along with entrances, exits, parking, etc. it is the best use of space in a centrally located position. He encouraged everyone to attend the meetings, as they are all public meetings and does not have any hard feelings about the questions that are asked.

Chief Duphily discussed that it was a long decision to have the new station located at the site of the playground that his own children have played on. The best decision the committee came up with was the site of the playground. He discussed the ‘sex offender’ comment and has never seen a kidnapping from a playground, but it happens. He has never seen a shootout, but it has happened at a local police station. People are regularly bailed out that are disgruntled or still intoxicated. Although small factor, they are still factors that are taken into consideration.

It is used as a custody drop off location, which can be a volatile situation and has resulted in arrests and is a possibility of children at the playground witnessing this.

Training also needs to be taken into consideration to be sure they are able to respond to different situations and they don’t currently have that ability. He would like a secure backyard that would allow for training with firearms. Without this, Carver will be missing out on what a modern police department needs.

Hewins read a response to the presentation: This entire process has been flawed from the beginning. None of the posted PSABC meeting agendas—until the one for this January 28th Meeting— even mention the word “playground” at all. No one reading these agendas would know the playground was going to be discussed at a meeting, so of course no one attended. All the posted PSABC agendas also contain an extremely vague agenda item, such as “any other matters to be discussed by the committee.” In the October 16th agenda there was also no mention of redesigning downtown Carver Town Hall complex. Yet the meeting minutes show the PSABC discussed an apparently new mission statement— “the concept of a planned Town Hall Complex Study.” The Attorney General has ruled in the past that under Open Meeting Law this kind of language is not specific enough to allow the public to figure out what’s going to be discussed at a public meeting and does not give the Committee permission to discuss items not on the agenda. I and others became aware of these potential Open Meeting Law violations several weeks ago. But we didn’t go to the Attorney General’s office because we were interested in fixing the problem, not in causing the Building Committee problems. I am bringing these potential violations up now because I believe these vague agenda

items and lack of specific topics to be discussed on the agenda need to stop going forward—for the sake of public transparency. I am also concerned there was no explicit permission from 2018 town meeting for demolition of a functioning and popular municipal facility and no permission to expend funds to plan a new recreation complex or to redesign our town center. It seems to me the committee exceeded what Town Meeting and the residents as a whole intended when we voted for a new police station.

The original surveyed plan of the site and the original engineered site plans that were done for our Municipal Playground Committee and that I have posted on Facebook have been called “fake news.” I’m sure the surveyor and the engineer who put their professional stamps on those plans would be very surprised to hear they’re fake. Using those same professional site plans, the PSABC produced several plans that used what appeared to be more than 8 acres of buildable land—before the site as re-surveyed and shown to be 1.9 acres of buildable land. At least two of the PSABC’s plans preserved the playground’s play structures. One moved the playground to a different spot on the same site. The PSABC instead chose a plan that built on top of the playground. The only reason given for this decision in their minutes was that they felt this had a better “village feel.” Since the PSABC’s decision, I have presented the PSABC with several alternative plans that were based on the same professional site plans. It seems to me that every time I tried to meet an objection with a solution, I was given yet another objection by the Police Station Building Committee. First it was the cost of clearing the site. (The quote I got--\$20,000—was for cutting, chipping, and stumping the lot—much less than the \$250,000 quoted by the Committee.) Then it was 30 public parking spaces. Then there was a concern that the public parking should not be next to the playground because it could expose children to a fight in a parking lot. Then it was that the building didn’t face Main Street. Then it was that the building wasn’t visible enough from Rt. 58. Several times I met these concerns by showing plans that gave solutions to all of those issues—given that we all thought we had 8 buildable acres of land to work with. Then it was the issue of encroaching on the neighbors to the north on Center Street and removing a right of way on a bog road. None of the plans I showed did either one of these things, but at least two of the PSABC’s plans did. And the PSABC’s current plan puts the public parking directly across from the children’s room at the library.

The numbers that both I and the PSABC used were real numbers from site plans drawn by professionals. And now, fortunately, we have a new survey from a professional Registered Land Surveyor, Art Borden, and his sketch/plan that shows us there is more wellhead protection area needed—6 acres—than the original 4.5 acres the 2013 police and fire station study stated—and that the playground was laid out slightly differently from the original proposed plan. In my opinion, it would have helped all of us a lot if the PSABC had re-surveyed the entire 13.4-acre site much earlier in this process. While there is in fact quite a lot of useable acreage on the site, those acres do not amount to the 8 acres we all thought were buildable acres. Nevertheless, Mr. Borden’s new sketch/plan shows the Police Station and playground co-existing on the same site. If there are objections to the precise placement of items on that sketch/plan, we have enough buildable acreage—1.9—to reconfigure it and still have space for more parking and future expansion of the station. I’d like also to consider Chief Duphily’s public safety issues. I believe the Chief knows I have great respect for him and for our police department. I’m in favor of building a new police station and I also respect the Chief’s points. But I have to point out that many towns have their police stations located next to playgrounds and other recreation areas for children. I’ve found 21 cities and towns so far: Abington, Auburn, Bedford, Blackstone, Boyleston, Bridgewater, Canton, Dalton, Eastham, Easton, Fall River, Falmouth, Halifax, Hingham, Orleans, Pembroke, the former Middleboro station (at least for the past 26 years), Rochester, Watertown, Whitman, and Woburn. The cities of Fall River, Watertown, and Woburn and the Towns of Boyleston and Canton are the most notable. In fact, Woburn upgraded a playground in 2011, placing the playground about 20 feet from their existing police station!

Moving our playground/community park from its current location beside the library to a more remote location behind town buildings could result in a greater possibility of sexual predators stalking our children, a greater likelihood of vandalism, and a greater possibility of other illicit activity.

Finally, let's keep in mind that demolishing and rebuilding our playground will cost the taxpayers an unnecessary \$250,000 or \$300,000 in CPA money. CPA funds are taxpayer dollars and those funds are limited. The whole point here is that if the PSABC takes a serious look at Mr. Borden's sketch/plan or at any of the reconfigured sketch/plans here or at other reconfigurations of the 1.9 acres, it does work. Plans for the police station could move forward, we wouldn't be waiting on Town Meeting approval to fund a new playground, there would be no added expense or time to demolish the existing playground, and more CPA money would be available for ballfields or other projects for the CPC to approve as they see fit.

Discussion/Questions from the Board of Selectmen:

Dunham – if station is moved to the North we would be incurring an extra \$286,000+ which would not be able to be put into the station. The money from the Community Preservation funds has already been set aside for open space and recreation. Money can't be taken from CPA and put into a building project. Right now \$900,000 is in the Recreation fund.

Townsend – When scheme and A & C are compared: is any one of the items such as the sally port, visibility, parking plan, future expansion more advantageous on one of the plans. Humes stated scheme C is the most advantageous.

Robertson – Is also a member of the Police Station Building Committee: Scheme C has the most line of site when traveling south on Main St.

Hewins – Doesn't know if all the scenarios have been discussed with the committee – but the public hasn't heard this. The cost of tree cutting was given at prevailing wages. It is not about politics, it is about the community.

Dunham – questioned the \$20,000 quote for tree cutting

Joe Sullivan- There are many components to the correlated costs and it is premature to throw numbers out there.

Chief Duphily commented on the statement of 21 police departments located next to playgrounds, but would like to find out from those police chiefs how they feel about having their station located next to a playground. He feels if they had their choice, they would not build their station next to a playground.

Clarke – Humes; Minimum lot size looking for was over 2 acres which pushes up against the walking trails, etc. to make that work. Clarke stated it has been two months after considerable public debate on the location of the playground and the public is aware that moving the playground is a factor. He has done the site walk and feels the best visibility is at the current location of the playground.

TA : Expansion of Town Hall complex those funds came out of the project management account, not the building account. Plans A, B & C were presented to the Committee in October. Plan C had the playground relocated and it wasn't until November that the committee determined that the playground was a viable site, and the Playground Committee members were reached out to at that time and it was a natural evolution.

Public Comment Period:

Rob Reardon: Spoke on behalf of the efforts of Bill Harriman and is in favor of the recommendation of the hired professionals and the moving of the playgrounds

Dagmar Ryan: Feels the King Property could be utilized and the Police Station could be built next to where it is now.

Cornelius Shea: The Police Department needs a facility that meets the needs of the community. Feels the project is underfunded.

Bob Belbin: Would like to see the playground stay where it is. Made several points as to why the Police Station does not need to be bigger.

Donna Forand: Feels it is important to have a Police Station in a visible area. A resident driving into town needing help was unable to find the current Police Station. Is in support of the plans brought forward by the Committee

Steve Pratt: Presented Building capital building stabilization plan along with the Building Committee and this has helped to bring us to where we are today to bring a new school, new fire station and now a new police station. He feels the location is the right thing to do.

Dick Ward: The Police Station should take priority and Scheme C is visible on Rt. 58.

Maria Asvestas: Didn't know existing playground would be destroyed when approving money for the police station. Looking for feasibility study for locations.

Andy Cardarelli: Created the 'Everything Carver' page on Facebook. He does not like the 'demonization' of people on the site. Is in full support of what the Police Chief and the Building Committee support.

Peg Hayes: Feels disrespected and feels that there is a part of the community that doesn't know this is going on or cannot be at the meetings that want to be because they have small children at home. Would like to know why other options aren't being considered.

Dan Badger: Concerned about the process and the community not being heard. Feels Option A, B & C are inadequate and the process should be looked at again. Would like to see efficiency with the process.

Michelle Upton: Feels the questions brought forward by Sarah are on behalf of the Town. Feels decision has already been made.

Tom Lindsay: Doesn't agree with the spot of the Police Station and replacing the playground.

Police Station Building Committee possible discussion/possible vote to amend/change the vote made Dec. 4, 2018 concerning Police Station Building Committee recommendation:

Clarke asked if the King property was considered for the Police Station. Humes stated there was 2 locations considered: the current location and the playground property. They didn't infringe on the fields or the EMS facilities. If you were to tear down and replace the station where it is now, the cost of relocating them during construction would be prohibitive. The other location was to build adjacent – this provided limited available land, traffic circulation, available parking issue and did not take any scenario that impacted the fueling site, ballfields and EMS that are all ready intact and would incur additional costs to the Town that would not be cost effective. Data was taken that was available thru Assessing, GPS, topography maps, etc. Surveys were not recommended due to costs. Author Borden did a land survey at no cost to the Town.

Robertson mentioned other sites that were looked at including Shurtleff Park which it would have fit, but the members of the committee didn't want to touch. There were also many other locations in other places in Town. The committee members wanted it to be in the center of Town.

Siedentopf: The King St. property was reviewed for Police Station location, but overall there would not be much privacy which would lead to an expansion of the ball fields. Adding in that it was a two-story building which ruled out that idea.

Belbin: Surveying the King St. property will need to be done and \$1.5 million will be needed to rehab the property over time. Moving it would increase those costs to replace it.

Jim Hoffman: There is a shortage of fields currently and if fields get moved the youth programs won't survive. Fields need to be rotated. The benefit of the proposed plan is that the maximum amount of fields are in use and the playground being located near the fields would be easier for the parents who have children playing on the fields.

Bryan Berriault: As a building committee, they are taxed with finding a location and budget. Sites were ruled out during the process for several reasons, but the King property was looked at and decided on what they felt was best for the safety of the children.

Beth Gori: Sites have been eliminated due to non-essential items.

Alan Germain feels the committee has put in a tremendous amount of time into selecting the right property and we elected the Board to hire the people that we trust to do the job.

Police Station Building Committee: Discussion and Possible Vote on amending recommendation presented to the BOS at Dec. 4, 2018 meeting:

Chief Duphily feels he will not make all the people happy

Siedentopf: Still have the best plan in place

Berriault: A lot of time and effort has been put into this and feels due diligence has been done

Robertson: After hearing everything from Brian Humes and Joe Sullivan tonight he is confident in the location decision.

Board of Selectmen discussion and possible vote:

Dunham: Will go along with the Building Committee and their recommendation and will not be changing his vote.

Townsend: Was on the original playground committee- He feels it has been proved to him that the playground needs to be moved.

Robertson: Convinced the location should go as presented

Hewins: Is in support of the Police Station and would vote no against the process and doesn't feel all the locations have been looked at and feels the process was flawed.

Clarke: After walking the site lines and up and down the property and listening to Humes talk about visibility, he feels this is the best location and will defer to the professionals for their recommendation.

Motion to adjourn at 10:30pm by Dunham, second by Townsend Vote 5-0

