

**Town of Preston  
Town Buildings and Facilities Committee  
Regular Meeting  
Monday, May 4, 2009  
Preston Town Hall**

**Minutes**

1. **W. Kornosewicz called the meeting to order at 7:05 p.m.**
2. **Roll Call**

Walter Kornosewicz, Chairman	Merrill Gerber, Vice Chairman
Michael Clancy	Andy Hess
Ted Powell	Roger Galliher
Joe Calcasola – <i>excused</i>	Ken Zachem, Alternate – <i>absent</i>
3. **Communications**
  - a) **Resignation letter from Joe Calcasola**

W. Kornosewicz noted he had received a letter of resignation from J. Calcasola. A motion was made by R. Galliher, seconded by M. Gerber to accept the letter of resignation with regrets.  
No further discussion. All in favor. So voted.
  - b) **Email from Kathy LaCombe, Town Building Inspector.**

The Committee discussed the necessity of keeping the Building Inspector up to date on all proposed work within the town.  
**A motion was made by M. Clancy, seconded by A. Hess to add the building inspector to the TBFC email list serve and to send all projects to the building inspector along with the agendas and minutes.**  
**No further discussion. All in favor. So voted.**
  - c) M. Gerber emailed W. Kornosewicz recommending advertising the open slots of the committee on the town website.
  - d) Email dated April 30, 2009 from Chief Casey to W. Kornosewicz noting that Mr. Scolora, Department of Emergency Management and Homeland Security has informed Chief Casey there is no Grant money available for a generator at PPS.
4. **Approval of April 6, 2009 regular meeting minutes.**

A motion was made by R. Galliher, seconded by M. Clancy to approve the minutes of April 6, 2009 as presented.  
No further discussion. All in favor. So voted.

5. **New Business**

**A motion was made by A. Hess, seconded by M. Clancy to move item g) to the top of New Business.**

**No further discussion. All in favor. So voted.**

**g) Ellen Freidenfelds, Energy New England.**

E. Freidenfelds is a representative from Energy New England, a company based in Foxborough, MA. She explained the services offered by Energy New England as a third party energy carrier. She noted that the town would still continue to pay for electricity through CL&P as they own the infrastructure.

W. Kornosewicz asked if surrounding towns worked together if the rate would be lower. It was discussed and determined that E. Freidenfelds will send to the committee the towns that are presently working with Energy New England.

It was discussed and determined that A. Hess would work on investigating geothermal with E. Freidenfelds.

**A motion was made by M. Gerber, seconded by M. Clancy to waive Kenneth Decker from Glacial Energy Inc., onto the agenda.**

**No further discussion. All in favor. So voted.**

Kenneth Decker, Business Development Manager from Glacial Energy, Inc., was present to address the committee. K. Decker noted that Glacial Energy is a service company and licensed supplier of electricity in approx. 12 surrounding states. With this company there are no long term contracts, it is a month to month program. A quote for service was provided to W. Kornosewicz and is good for 30 days.

**A motion was made by M. Clancy, seconded by M. Gerber to move item f) to the next order of business.**

**No further discussion. All in favor. So voted.**

**f) Town Building Inspector**

Kathy LaCombe, Building Inspector was present to address the committee.

K. LaCombe discussed with the committee the importance of both the Building Inspector and the Fire Chief receiving copies of proposed plans for review prior to work being started on town buildings. The communications that are received by K. LaCombe can become part of the building record whether it requires a permit or not. It was determined that all projects be sent to the Building Inspector with a note stating the general scope of work to be done. The Building Inspector will determine if the plans need to be provided to the Fire Chief for review.

It is noted the Town Building and Facilities Committee is an advisory committee to the Board of Selectmen. If the Building Inspector has an issue with a job/project, the BOS is the contact person.

It was discussed and determined that all TBFC agendas and minutes will be forwarded to the Building Inspector and Fire Chief. Their email addresses are as follows:

[lacombe@preston-ct.org](mailto:lacombe@preston-ct.org) and [firechief@preston-ct.org](mailto:firechief@preston-ct.org).

Following the discussion with the Building Inspector, the committee discussed the present way projects are kept track of and determined that a system of assigning case/project numbers would be beneficial to record keeping.

**A motion was made by M. Clancy, seconded by A. Hess to assign case numbers to all projects and to keep a log on the projects. (i.e. 09-01 year/project number)  
No further discussion. All in favor. So voted.**

**b) Inventory of former Norwich State Hospital buildings.**

W. Kornosewicz noted that he is in receipt of drawings and a CD of the buildings. The square footage, age and condition of buildings have also been provided.

**c) Bus Garage Sub-committee**

W. Kornosewicz noted there are three projects in process at the bus garage. The roof, electrical block and gas pump lighting.

R. Galliher, W. Kornosewicz and M. Gerber volunteered to be the sub-committee for these projects.

**d) PPS Generator**

W. Kornosewicz noted that he had received an email from Chief Casey stating that Mr. Solora, Department of Emergency Management and Homeland Security has informed him that there is no grant money available for the generator at PPS. At last months meeting it was stated that PPS is the designated emergency evacuation center.

A quote in the amount of \$50,116.00 was received from Zelek Electric Company for an emergency stand-by generator.

**A motion was made by M. Clancy, seconded by A. Hess to request that the Board of Selectmen fund the replacement of a standby generator at PPS at an estimated cost of \$55,000.00.**

**No further discussion. All in favor. So voted.**

**e) PPS Heating System – subcommittee  
Tabled**

**6. Old Business**

**a) Preston Public Library door update and finale.**

C. Sajkowicz stated that the new installed doors at the town library are of a poor quality. He noted they are house doors and not of commercial grade. He asked if the committee had the drawings/cuts of the doors as they will provide the full information on the doors. The committee noted the drawings have not been received and that M. Clancy will contact Yost to let them know that the town has issues with the doors and workmanship. He will schedule a meeting with Yost, W. Kornosewicz and himself.

**b) Energy Audits and projects for the town hall.**

A. Hess noted the town garage is not complete. They are waiting on one photo-eye to be installed.

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He would like to have an energy audit completed at the transfer station as the lights are used a lot. It was noted that there are also many lights not operable in the transfer station garage.

#### **7. Round Table**

M. Clancy asked if a list of handyman candidates was received from the Board of Selectmen and W. Kornosewicz answered no. M. Clancy stated he would get the list for the TBFC to review.

M. Clancy stated that the TBFC is down one member and should consider adding some regular members to the committee. A call for members should be put on the town website.

It is noted that Gordon Conrad and Bob O'Neil are to potential interested candidates. It was determined that a letter would be sent to each candidate inviting them to the June 2009 meeting for discussion.

#### **8. Other Matters**

Next regular meeting, Monday June 1, 2009.

#### **9. Public Questions & Comments**

None

10. A motion was made, seconded and accepted to adjourn the meeting a 9:32 p.m.

Respectfully submitted,

Kathleen Nichols  
Recorder