Norfolk Firehouse Building Committee
October 15, 2026
Monthly Meeting Minutes



Meeting was held at the Norfolk Town Hall

Chairman Barry Roseman called the meeting to order at 6:03 p.m.

Committee members in attendance: Barry Roseman, Henry Tirrell, Ron Zanobi, Tony Kiser, Susan MacEachron & Mark Morgan via Zoom

Also in attendance in person: Rich Breitenbach – Project Manager Newfield Construction

Via Zoom: James Nall, Silver Petrocelli

Minutes: Tony/Ron made the motion and second to approve the minutes of the September 24, 2026 meeting. Unanimously approved.

Chairman's Report: Barry Roseman

- On schedule for January 29, 2027 delivery of the building
- Working on the diesel tank replacement, however, it cannot be installed until the old firehouse is demolished so there is time. The Fire Marshal is insisting on a NFPA certified tank and James believes he has found one that will satisfy that requirement and be in the same price range as has been budgeted. It is the same brand as currently in use at the town garage and will be surrounded by nine bollards. James will send the specs for three types of tanks from the company and coordinate with the Norfolk Fire Marshal.
- There needs to be a decision on the type of building for the 3-bay garage which will be discussed later in the meeting.
- Work is underway to identify a company to provide ongoing maintenance of the MEP systems. Have a proposal from Encon. Ron is talking to a local provider and will come back with more detail at a future meeting.
- The full state grant of $2.5mm has been paid and is in the bank. Henry noted that Representative Maria Horn has been terrific throughout the grant process.
- Barry confirmed that the lights purchased for the building complied with the P&Z requirements.

Progress Report: Rich Breitenbach

- Work continues on the skin of the building, the insulation is on site
- By early next week the roof should have the ice and water shield and vapor barrier to allow work to continue inside
- Plumbing installed and inspections have gone well

- Electrical contractors are continuing to build out the electrical so Eversource can install the transformer
- Sprinkler system is being installed
- Propane tank was installed; gas line has been run to the building and inspected
- The proposed temporary heating plan to allow work to continue inside the building is being reviewed by the Fire Marshal
- Site work has started on the north face of the building
- Block for the retaining wall has been delivered
- Hope to start paving by mid-November before the asphalt plant shuts down 12/1
- The overhead garage doors and windows are scheduled for delivery in the next few weeks

Construction Sub-Committee report: Ron Zanobi

- There needs to be a decision about whether to have a conventional steel building or a Morton-style structure for the three-bay garage. The buildings have different foundation structures and to get the foundation poured before the weather is too cold there needs to be a decision soon.
- Ron is waiting to get the price quote for the Morton building. Newfield has a quote for the steel building of $245,000. The foundation and slab are estimated to cost around $100,000. The doors, electrical work etc. would be the same regardless of the building type. If there is only a modest price difference between the two, the steel building would be preferred. If there is a significant price difference the committee will call a special meeting, which requires 48 hours' notice, to decide.
- The committee discussed the need for a walkway along the backside of the firehouse to provide access while work continues and once the new firehouse is in use. The original plan for a boardwalk was eliminated as a cost savings and at the time First Selectman Matt Riiska said the town would create a gravel walkway once the project was complete. It was agreed that S&P would get pricing to create the gravel walkway now as part of the project.

Next Meeting:

November 19, 2026 - 6:00 p.m. Norfolk Town Hall

There being no further business there was a motion to adjourn (Ron/Susan) at 6:59 p.m.

Susan MacEachron

Recording secretary