

Town Hall Blue Ribbon Committee
Minutes

Monday, November 3, 2015
Flynn Building, Silva Room, 278 Concord Road

Vice Chairman Howard Gold called meeting to order the meeting at 7:40 p.m.

In attendance were Vice Chairman, Howard Gold; Susan Asbedian-Ciaffi; Bill Johnson; Sally Hild, Chris Morely; and Frank Riepe. Staff in attendance was Combined Facilities Director Jim Kelly. ABSENT: Mike Melnick and Joe Sziabowski

Jim Kelly distributed a packet. Bill Johnson had written a summary of the last meeting. JK said – al in agreement with preservation plan. Try to fine-tune the draft. Frank and Chris provided info.

Chris Morely – 12 Reasons to restore and repurpose the Town Hall: list...

For the committee take the draft from Jody & Jim and add the reasons from Chris.

Frank's study and handouts discussed next. Studied the basement and how the levels worked. Elevator's relationship in basement. Storage, mechanicals, kitchen to serve building by elevator, Town Clerk tight connection to basement, vault in basement, supplemental archival storage space for Clerk and SHS. Improve appearance of the relationship between Parsonage and Town Hall (where 1950s addition for clerk/fire engines were) Spruce up utility of lower level. Normal garage doors. Don't need large garage doors. Eyesore but will take care of it – clean it up but maintain utility. Stone wall and stone steps, pretty trees. How much mechanicals = architects and engineers will work on. Mechanicals have gotten much smaller. Van access/vehicle access for caterers, etc. Kitchen = warming kitchen and clean-up. Discussion about the kitchen and caterer use.

Roof on entrance – treat as a parapet – can get high windows and privacy No slate roof in the area. Mindful of historic buildings with parapets and flat roofs. An improved northeast corner that doesn't look like a new addition. Harmonious addition.

Susan – 2nd floor. Balcony. Hasn't been forgotten. Staircase.

Howard asked again how to sell it.

Jim said there are options, tear down, fix up – renovate. This is the best use scenario. This is our town hall replica...historic story...can't really answer question of use – Howard – “nice to have.”

Forward momentum for town center.

Jim – made progress in making a proposal for a preservation project. BH&A did deliver what they were tasked to do, but this expands further.

Argument – didn't solve space needs. Correct – want to restore the building because the other scenarios didn't work.

Need financial components now. Data needed...rental fees = important, not to be counted on. It's a bonus extra. But this is less money than it would cost for a town office building. If we do Nixon then fine, if no Nixon lease space for a while. This is less expensive than the office building. Saving \$\$ and saving character of town. 9.7 mill. What is the difference to the average person's tax bill. Tax bill implication is important to sell the idea.

Meld Chris and Frank's info and the \$/tax implications added.

Bill Johnson – handout – Commission enthusiastic about renovation versus teardown. Feels that space needs are not addressed by this option. Feels \$ taken away due to other buildings taking priority. Concern that it will never happen. Wants to solve both problems at once – restore AND take care of someone's town staff needs. Still feels that the post&beam solution will work. He wants to include in the report that the office space is still an option if that would make it viable. Howard said that he's not opposed to putting on an appendix as long as the costs are right. There was still discussion about how Bill's plan may not and cannot work.

Jim – Town hall space needs = 20, 660 sf
basement 3170 sf
1st fl – 2300
2nd fl 4640
Mezzanine 2881
Total = 12,991 sf – add back meet room 1,000 sf – 13,991 sf

Mentions magic of adding space in attic. Get storage out of office space...page 64 of report is what Bill is basing his study on.

All agreed that there are other projects before getting to Town Hall. Question for committee was what is best use. Doesn't say what doing in 2017 – sequence of events...beyond control. Politics...the renovation plan will have a greater chance of happening if the other buildings are taken care of...

The question about how much is CPA eligible was discussed. Some may not be – most can be.

We'll be meeting on Nov 23rd. Chris to work on report. Will vote on report at this meeting.

Summary of goal
Lead with plan
Options considered
Graphics
Big addendum.

Hoping Dec 1 with BOS

The next meeting of the Town Hall Blue Ribbon Committee was scheduled for Monday, November 23, 2015 at the DPW. Upon a motion made and seconded, the meeting was adjourned at 9:30 p.m.