



**TOWN OF BOXBOROUGH  
Middle Road  
Morse-Hilberg CR  
BBC Minutes  
Boxborough, MA 01719**

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Thursday April 27, 2023

TIME: 5:30PM

PLACE: Morse-Hilberg

In attendance: Al Murphy, Priya Sundaram, Les Fox (Chair), Gary Kushner (clerk), Hugh Fortmiller, Owen Neville, and Bill Litant.

Missing: Diana Lipari, Larry Grossman

Supporting Staff: Chief Paul Fillebrown; Chief Szewczyk

Other: Jeff (Context); Mike Johns

Meeting called to order by the Chair at 5:31 PM

Keith Lyons will not attend meeting as planned

Minutes for April 12

Bill L moved and Owen seconded

Approved unanimously

No correspondence other than from Keith Lyons

Evaluation of police station was performed by the structural engineer. Other than superficial cracking the station is in good shape. Can perform modifications based on the infrastructure. Minimal renovations/addition can be performed. The building systems were not reviewed including water sprinkler system. Discussed the other deficiencies and they are in the HKT study. Question on handicap items including entry and bathroom. Percent of evaluation for handicap but do not pay taxes so hard to evaluate. 30% of assessed value. Only can expand to the left side (facing from Mass Ave.) due to wetlands in back and setback in the front. Radios do work in the building. Reviewed/asked about modular structures are typically used for fire stations and not police stations and not advisable for cost reasons. Priya suggested we pull the HKT study to obtain the list of issues. Police station is currently 4,613 sq feet and will need 13,000 to meet the 30 to 50 year requirement. Cannot expand until fire station moves. Cannot (cost wise) fix the systems and then expand later in time (would pay a premium). IT room is out of space and cooling issues. Gary asked about the potential of adding the addition while



the police station addition is added. There might be land but there would be impact to fire station operations.

1300 Mass Ave is valued at \$4.2M

Discussion on existing fire station and should it be kept by the Town, yes. Gary asked about the potential of tearing down the office side of the fire station and use the garage to house the DPW plows. Then tear down the metal DPW annex structure?

Should we have a presence at Fifer's day? Reviewed the handout and word smithed the document. "Bare minimum" leads to wrong conclusions to many taxpayers and removed. Handout showed current police at 4613 sq ft and the minimum is 13,013 while the fire station is currently 8469 sq ft and need to get to 24,026 sq ft for separate facilities and 34,202 sq ft for combined. Fifer's day table to be requested and handout at ATM. Agreed to have the flyer available.

Next meeting discussed. Les will no longer be a SelectBoard member and hopefully a member-at-large

May 24 at 7:30

Agenda for next meeting:

HKT deficiency report, sprinkler, alarm (available on website)

Keith Lyons/J Fenton report

1330 mass Ave.

TCI cost estimate of the HKT study is available, need to post on website once scanned

Bill Litant Moved to adjourn and Les seconded

Unanimous and adjourned at 6:35PM

Documents used:

Minutes of April 12 BBC meeting

Context structural report for police station

flyer