



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Wednesday September 20, 2023

TIME: 7:30 PM

PLACE: zoom only

In attendance: Les Fox, Gary Kushner (vice-chair/clerk), Tony Newton, Larry Grossman, Owen Neville, Hugh Fortmiller, Bill Litant, Than Stuntz, Ralph Murphy, Kristin Hilberg

Missing:

Supporting Staff: Captain Jason Malinowski, Chief Szewczyk, Captain Shawn Gray

Other: Mark White (appointed 7/24/2023, but not yet sworn in), Priya Sundaram, EMT/FF Steve Wright

Meeting called to order by vice-chair Gary Kushner at 7:03PM

Fox-present, Murphy-present, Newton-present, Grossman-present, Neville-present, Fortmiller-present, Litant-present, Stuntz-present, Hilberg-present, Kushner-present.

Nominations:

Chair – Priya suggested Kristin as the Chair; Hugh asked about Gary Kushner; Owen read off the charter and it indicated that the chair should be from the SB and the vice-chair should be from the FinCom. Kristin would be ok to be the chair. Owen seconded. Les spoke and volunteered to help.

Fox-aye, Murphy-aye, Newton-aye, Grossman-aye, Neville-aye, Fortmiller-aye, Litant-aye, Stuntz-aye, Hilberg-aye, Kushner-aye

Approved 10-0

Vice chair – Hugh nominate Gary Kushner and Tony seconded,

Fox-aye, Murphy-aye, Newton-aye, Grossman-aye, Neville-aye, Fortmiller-aye, Litant-aye, Stuntz-aye, Hilberg-aye, Kushner-aye

Approved 10-0

Approval of the May 24, 2023 minutes as amended by Bill Litant; Les Fox seconded.

Fox-aye, Murphy-aye, Newton-aye, Grossman-aye, Neville-aye, Fortmiller-aye, Litant-aye, Stuntz-aye, Hilberg-aye, Kushner-aye

Approved 10-0



Correspondence

Town planner has asked each board for inputs the Campagnelli park development via a survey form provided. Les provided a suggested set of answers. The committee concurred with the recommended response. Les will send the updated survey to Alec (town Planner).

Discussion-

Public safety, fire/police separate or combine?

Al suggested we pursue a fire station first. Gary commented on the recent candidates' forum for the town election for Select Board, noting that there was discussion on fire more than public safety. Priya asked about options to the Town for public safety vs. fire with expansion to include police vs separate buildings. From a finance standpoint the committee believes that a combined public safety building would be cheaper than two separate projects. In the past, there had been informal conversations with several parties that due to non-compliance with the building code, the current police station could not be expanded, but a review and on-site inspection by Context Architect's structural engineers has indicated that modest renovations of the building would be possible, and it could be expanded towards the fire station.

Regarding the Stow Road property, Larry commented on Town information as proposed by Priya. Potential transfer of the property from the Housing Board not yet defined sufficiently to bring us to a full cost to the Town. Al brought up the housing board dilemma with disagreement on the Housing Board. Build affordable structures or sell the land? Parameters are not known including the payment from the Town (make it whole). An appraisal is being pursued. Habitat for humanity is being pursued. Priya asked about a commitment from the Housing board to a decision. Larry asked if there would be a requirement to lock into the study. Gary asked about 1300 as a demolish and build. The members do not know if the 1300 site was sold at auction. Larry did research and it looks like the site was pulled. Kristin is checking to see if the land went to auction. On August 16 the site was conveyed to ABI business trust in Acton MA from Bertech LLC for \$2,523,500.

Hugh brought us back to discussion of Stow Road. The restriction was for affordable housing when the land was purchased. Is it a legal issue that the land can be used for another purpose? Kristin asked about the chiefs' opinions. Les does not believe there is a legal issue on the land, but on the money and that the money must be used for affordable housing. Purchase the land once project is approved so it can be bonded. Les indicated that abutters have voiced to the Housing Board they do not want anything on the site – not housing or fire station. Al indicated that there have been a number of appraisals over the years. Kristin indicated that the housing board needs to make a decision and bring it to the Select Board. The Housing board's charter is



to provide affordable housing. The housing board does not know when the appraisal will be completed.

Owen talked about the funds spent on 72 Stow Road site. Did vote to pursue a public safety facility and not to build a community center. Did not know the cost to the proposed site on Stow Road. Kristin indicated that a commercial company could perform an appraisal at some cost. The cost was \$850,000 to purchase the Stow Road site back in 2010. Could we instead do a future cost based on the number of years and interest rate? Now worth \$1.2M based on economic analysis. Larry asked about two scenarios. Need to plan to get to ATM and plan backwards to get on to the warrant. Discussion on Lyons/Fenton site and what is "foundation ready". Al agreed to come up with inflation rate and bring a number to the housing board and obtain an appraisal (use funds from affordable trust). Could Foster take the older appraisal and apply a growth factor? Les discussed the original MOU and the mutually agreed-to value among Trustees, Select Board and Housing Board. Need a team to determine the price between housing board, trust and SB. Gary proposed end of October. Request to Lyons/Fenton on site for actual cost and no later than the end of October. Would require geo tech borings and other land work. Larry will reach out to Keith Lyons and ask for solid pricing by the end of October.

Again discussed the Planner's Park survey. Hugh requested that an agreement between Littleton and the park about water usage be explored.

Campagnelli predicts up to 8000 cars per day and the Adams way and 1414 might also increase traffic.

Contribution to the Boxborough news re: BBC happenings.

Next meeting is November 1 at 5:30; Larry will be out of country and will pass the data to Kristin and Les.

Gary to send draft minutes to Hugh Fortmiller for Boxborough News.

Gary moved to adjourn, and Owen seconded.

Fox-aye, Murphy-aye, Newton-aye, Grossman-aye, Neville-aye, Fortmiller-aye, Litant-aye, Stuntz-aye, Hilberg-aye, Kushner-aye

Meeting adjourned at 9:18PM

Documents used:
Minutes of May 24, 2023 BBC meeting