



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Wednesday November 1, 2023

TIME: 5:30 PM

PLACE: zoom only

In attendance: Les Fox, Gary Kushner (vice-chair/clerk), Kristin Hilberg, Bob Stemple, Owen Neville, Hugh Fortmiller, Bryan Lynch, Mark White

Missing: Larry Grossman, Bill Litant, Al Murphy, Priya Sundaram

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

Other: EMT/FF Steve Wright, Abby Reip, Cindy Markowitz, Barbara Salzman (5:40)

Meeting called to order at 5:34PM by Kristin Hilberg

Fox-present, Kushner-present, Stemple-present, Neville-present, Lynch-present, Fortmiller-present, White-present, Hilberg-present

Approval of September 20, 2023 minutes

Les Fox thanked Chief Szewczyk to correct the time of the meeting.

Les Fox moved and Gary Kushner seconded

Fox-aye, Kushner-aye, Stemple-abstain, Neville-aye, Lynch-aye, Fortmiller-aye, White-aye, Hilberg-aye

Approved 7-0-1

Mail from housing board

Housing board and planning board requested an appraisal of the Stow property. A quote for \$3,900 for the appraisal will come from the housing trust. Ken Croft recommended a housing project for the appraisal as the best use of the property as a 7-house subdivision. Kristin would prefer to validate the appraisal once it comes in, but currently Boxborough is running \$200,000 per lot.

Update on 700 Mass Ave pricing

Larry Grossman had tried to communicate with Keith Lyons, but with the passing of John Lyons there was no communication. Gary expressed his condolences at the passing of Keith's father.

Discussion and decisions



Seeking chiefs preference for public safety vs. separate facilities. Chief Szewczyk would prefer a public safety facility, but understands the Town complexities. A public safety building would be cheaper than 2 buildings. Shawn Gray indicated the preference is a public safety, but understands that the fire station is the priority. Suggested that we could build a fire station and add a police station later. Chief Szewczyk also commented on the location of the police station across from the school. Mr. Fox said that first building a fire station and later a police station would be more expensive and lose the possible economies of shared site infrastructure. Cannot use the existing site for the fire station. Bob Stemple recommended we do a fire station first, but not the most cost effective. Jason commented on a combined facility of a savings and suggested that a cost analysis based on combined vs. separate.

Kristin asked about the purpose of the Building Committee and is it just to bring a site to the Select Board or dive down further.

Bryan commented on site and the total cost based on the site. The BBC did look at 11 sites including 1300 Mass Ave which recently sold for \$2.4M. The undeveloped Lincoln properties site (1320 Mass Ave) was also reviewed.

Mark White commented from a resident side. Cost is an important point to the Town, but we are talking to the SB. Phasing might be OK as a scenario.

Hugh commented on location. Very important to the Town. Have we looked at only a fire station at the other 9 sites. Kristin asked for the list of 11 sites and whether a smaller facility (fire) would fit. Kristin asked and Bryan offered along with Owen and Bob to review the sites and engage Alec.

Jason commented on moving the fire department farther away could impact emotion and insurance.

Les commented on the police station renovation and note that the Stow Road site is under control of the Housing Board. The housing board makes the decision on disposition for other purposes – e.g., public safety, and would have to vote to relinquish their use.

The Fenton property at 700 Mass Ave is in Town Center zoning. The old Market Place on Stow Road might be for sale at some point.

Owen left at 6:30PM

We will need the list of questions that went from Larry Grossman to Keith Lyons. Hugh does have a copy of the email between Larry and Keith.



Bob Stemple signed off at 6:31PM for a wake.

Community engagement – how can we use Facebook, Boxborough News.
Abby Commented that the News’ mission is to provide a summary of a meeting and not specifically for articles, or advocate.

The SB wants and requires a clear direction to move forward. The goal is to bring a direction to the Town. A white paper was created for Fifer’s day, but not used. Could utilize parts or all.

Kristin asked that we put together a committee to develop costs. Need range of building costs. Can and should ask Context for current square footage and include future cost for 3 years from now. Need an owner’s project manager sooner than later and possibly for ATM. Les to send Kristin and Mark the Context spreadsheet of size of facility. Will require an order of magnitude. Mark and Jason and Les to talk about costs and reach out to Context (Jeff). Context on mini project to determine what a police station renovation would review and not in scope. ~\$25,000 left for Context.

ATM and schedule

OPM

Land purchase

Next meeting either November 15 and/or 29. Hugh will communicate with Larry and Keith with a proposal of 5:30 PM.

Kristin moved to adjourn and Bryan seconded
Fox-aye, Kushner-aye, Fortmiller-aye, Lynch-aye, white-aye, Hilberg-aye
Meeting adjourned at 6:58PM

Documents used:

Minutes of September 20, 2023 BBC meeting