

VMS Building Use Committee

Open Hearing Meeting Minutes

August 13, 2012

I. Call to order

Bill Johnson called to order a special Public Hearing meeting of the **VMS Building Use Committee** at **6:30pm** on **August 13th 2012** in the Public Safety Building Training Room.

II. Roll call

Bill Johnson, Cheryl Goller, Dave Stewart, Mark Carlisle, Meredith Fagan, Rebecca Cinclair
Attended Guests: see attached

III. Opening – Bill Johnson

- a) Bill thanked everyone who attended
- b) Explanation of the VMS Use Committee and what our role is.
- c) Introduction of each committee member

IV. Discussion, Comments & Questions

- a) The building was built in 1949 and is not a historical building. It would be approx. 1.6 m to update and that doesn't include the underground tanks. Approx. \$100,000 - \$150,000 to tear down w/o asbestos or remediation. It will be about \$2500 to have an engineering company walk through and determine where hazards are. No matter what is decided the tanks and asbestos need to be dealt with. The building is not energy efficient. The NCSC who currently lease the building went through 4000 gal of oil in 4 months. The radiators never turn off.
- b) Question: What information has the committee gathered.
Answer: Feasibility Study, Highway Barn Site Charrette Study, 1983 Initiative Study by Malcolm Stewart. We've also toured the building, emailed and invited all town committees to meet with us and sent letters to all abutters.
- c) Q. What is the value? A. \$354,000 the whole lot is appraised at \$3,366,800
- d) Q. Is the building structurally sound? A. We believe so.
- e) Q. Can solar panels be placed on VMS building instead of Library?
A. Mark believes there was a roof issue so that isn't possible.
- f) Other comments:
Keeping building could be economical
Suggested Rehab, Replace, Demolish
Cons- Can't be subdivided, Limited Parking, Limited Resources,
Some abutters were not very receptive to the thought of expanding the playground due to ongoing vandalism.
Unfortunately a lot of old historic buildings are being torn down everywhere it would be nice to honor the Veterans
We have a community center already the Bresnhan Center.
Guest - if she owned a building worth \$300,000 but didn't have the money to fix it, she wouldn't tear it down as a solution

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V. Ideas

- a) Community Center with Hall where the town could come together
- Community Center with additional level for swimming pool
- Community Center with Senior Center
- Sports Area
- Back to green space for towns people to enjoy
- Storage and activity center for Parks & Rec
- Pavilion or Bandstand to have concerts or movies
- Veterans Memorial
- Community Center with meeting space – a lot of meetings are held in a small room at the Town Hall
- “Moth Ball” it until things get better

VI. Synopsis

- a) It is not a historical building
- b) Options are: Lease, Tear Down, Moth Both, Renovate
- c) Environmental Analysis is needed to find out the potential problems and what the liabilities are.
- d) Motion to Vote on informing Doug Briggs an Environmental Analysis is needed and put in warrant article asking for \$2500: Unanimous
- e) Think about the Pro’s and Con’s of each option and we will discuss at our next meeting.

VII. Approval of Minutes

June 25th – Approved

July 9th – 1 change to Section III, item C

VIII. Adjournment

Bill Johnson adjourned the meeting at **8:50pm**.

Next Meeting: September 6th 2012 @ 6:30 pm

Location: Town Hall

Minutes submitted by: Cheryl Goller

Minutes approved by: Committee

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Guest List

Name	Address	Phone
John Fields	37 Jewell Hill Rd	978-827-5290
Rosna Fields	37 Jewell Hill Rd.	978-827-5290
Janice Roy	6 Amos Ave	978-827-5457
Pixie Brennan	76 Winchendon Rd	978-827-4467
Dennis Diriscoll	72 Corey Hill Rd	4336
RON REED	16 S MAPLE	6696
ROBERT HORN	36 SPRUCE DRIVE	978-827-9982
JOE + VAL DARGIE	21 HEATHER DUNE DRIVE	978-827-5097
Joe + Morris Cavette	21 Water St	978 8274094
Patricia Frederick	13 Water Street	978-827-6232
Pat Stewart	18 Knactza Rd	978-827-1305
Bethyna Daniels	21 Chapel St.	
Scott Brissie	66 main St.	978-855-1870
Melody Batista	110 Piper Rd. Ashby	978-386-1168
Lou Somers	171 Fitchburg Rd	978-827-4301
Paul Jones	" " "	" " "
Mike Salem	35 S. main st	617 524 6307
Betay Pullbeck	jedi.journal@aol.com	978-855-7229