



# TOWN OF NORTHBOROUGH Community Preservation Committee

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Approved 3/21/16

March 9, 2016  
Community Preservation Committee  
Meeting Minutes

**Members Present:** John Campbell, Chairman; Todd Helwig, Peter Martin, Norm Corbin, Andy Clark, Kathleen Polanowicz, Michelle Gillespie

**Others Present:** John Coderre, Town Administrator; Kathy Joubert, Town Planner; Bruce Chute, Leslie Harrison, Amy Jo White, Stephanie Stockman, Terry Giannetto, Amy Poretsky

## **Discussion RE: White Cliffs @ 167 Main Street**

Ms. Polanowicz summarized the efforts of Melissa Pride-Fahs and that Ms. Pride-Fahs is no longer pursuing the lease or acquisition of the property.

Mr. Helwig discussed a hypothetical deal with the present owner which would include:

- access to the building
- determining what needs to be done to bring the building into code compliance
- renting the property for up to three years with an option to purchase

Owner is interested in selling the windows and woodwork for cash now.

Town would be stepping into the deal that Ms. Pride-Fahs had made with the LaCava's.

Ms. Polanowicz stated there are two items for the CPC to consider:

1. vote to use CPC funds to hire MacRostie Historic Advisors LLC (Albert Rex) to assist Town with review of the building for code compliance; work with architectural firm on design renderings for town meeting; town meeting preparation; National Register nomination application; and overall guidance on this process
2. vote to place article on town meeting warrant to lease the building

Mr. Clark led discussion regarding would building be available to the public while the Town leases it? What could the building be used for? The three year period would give the Town adequate time to determine the best course to preserve the building.

Mr. Coderre summarized the building needs to be brought up to code in order for the public to have access to it. Town would hold the lease. Assessment of the building needs to be done in order to establish what renovations/repairs are necessary.

Mr. Campbell wants to verify with the Community Preservation Coalition that CPA funds may be used for leasing. Also does Town ultimately want to own the building? Lease the building to a management company if we purchased the building? Look for a buyer?

Mr. Campbell reviewed the letter from Albert Rex:

- \$8000 for architectural renderings
- \$4000 for code consultant services
- \$5000 to draft nomination for National Register and to manage all steps necessary to bring info to Town Meeting
- \$17,000 total for his contract

Mr. Martin and Mr. Corbin discussed we need to stop the bulldozer and make an investment into this building to prepare it either for the Town to purchase or for another buyer to purchase.

Ms. Polanowicz stated she sees three options as of this evening:

1. Walk away; or
2. Purchase the building now; or
3. Pursue the lease agreement, use the time to gather information for the Town or another potential buyer to purchase the building. Take the time to do due diligence and develop renderings for town meeting.

Ms. Polanowicz made a motion, second by Mr. Martin to place an article on the warrant for leasing the building for a three year period with an option to purchase, not to exceed \$5000 per month. Six members in favor, one abstention. Motion carries.

Ms. Polanowicz made a motion, second by Mr. Clark to authorize up to \$14,000 of CPC administrative funds to work with MacRostie Historic Advisors LLC to assist the CPC with town meeting preparation including architectural renderings, review of the building, and manage steps between now and town meeting. Six members in favor, one abstention. Motion carries.

**Minutes approved:**

- January 21, 2016
- January 28, 2016

**Next meeting:** April 7, 2016

Submitted by Kathy Joubert, Town Planner