



# TOWN OF NORTHBOROUGH Community Preservation Committee

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Approved 12/8/16

June 20, 2016  
Community Preservation Committee  
Minutes

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

Others Present: Kathy Joubert, Town Planner; Albert Rex, MacRostie Historic Advisors LLC

General discussion with all members present regarding expectations of CPC moving forward with purchase of 167 Main Street. Ideas and comments included:

- Short and long term plans
- Contract with Albert Rex, contract management, CPC involvement
- Keeping Niche Group in the loop, have them tour property, provide ideas to CPC for future use of property
- Closing date?
- Time line for moving forward?
- How can CPC be involved and proactive to have property in a usable state prior to three-year time frame originally discussed?
- Schedule an event when closing occurs to invite public to the site

Albert Rex offered the following comments:

On moving forward after the closing-

- Windows need to be boarded (cost?)
- Set of floor plans and base line drawings need to be done, CAD drawings will be needed by architect and code compliance expert (cost?)
- Determine capacity of sewer
- Determine capacity of electrical service (cost?)
- Tax credits – what need to be demolished to access the tax credits? (cost?)
- Engage residents regarding ideas for reuse of building
- Temporarily “mothball” building (cost?)
- Engineering services needed to determine parking lot requirements (cost?)
- Need to engage public and private sectors
- Liquor license available?

Costs-

- \$25,000 CAD drawings
- \$15,000-\$20,000 architect
- \$3000-\$4000 code compliance expert

Albert Rex would serve as point of contact for all subcontractors, manage the process, and interface with MHC.

Preservation Restriction:

- Could occur with closing or could wait to have end user before recording the PR
- Check with Coalition and MHC for examples
- Kopelman and Paige to draft PR?
- 20 years is length of preservation restriction. Board of Selectmen can vote to make it in perpetuity

Adjourn 8:45pm

Submitted by,  
Kathy Joubert  
Town Planner