

Minutes
STOW FINANCE COMMITTEE
Public Hearing
October 04, 2012
7:00 PM
Town Building
Approved

Call to Order

Peter McManus called the Public Hearing to order at 7:00 pm. Present were,
Members: Christopher Sarno, Richard Rollins and Bruce Walbridge.
Elizabeth Tobey, Secretary

Peter explained the process of the public hearing to those present.

Article 1. Design Funds for Community Center Building Project – Plan 1

Charlie Kern commented that the article is changing. The group will be asking for funds for a \$2.5mil project. They are currently working on the article.

Jim Sauta explained that the group has chosen a renovation of part of the building and leaving the rest of it open for upgrades if the town decides to do something later. It would cost the town \$100k a year to leave it empty and maintain the building.

If passed they are asking for a renovation of 10k sf of space. The building is solid, the roof is in good shape and the heat is working. It would be a shame to leave it sit.

Chris commented that he wasn't sure you could bond \$1mil for a demo. It would be a hefty cost in one year to demolish it. If it stays Firewalls will have to be constructed due to change in use status.

When asked what the difference is from the old proposal to the new one, it was explained that this is version X2. Complete renovation of 10k sf, to include HVAC, Cafeteria /Open Space, New floor, separate heat control, Rug, Exercise Floor, Whole building fire suppression. No electrical upgrades, changing toilets that are child size and 2 handicapped bathrooms.

Chris commented that this process would have a 20 year useful life for bonding.

Jim Sauta suggested that the town could update the rest of the building when funds are available if they choose to. The building is 1 acre in size. The town is growing more every year. There is a need from Recreation, Food Pantry, SAPN and Warm hearts. The space will be filled and put to good use.

The design funds basis came from the architect.

Article 2. Design Funds for Community Center Building Project – Plan 2

No action will be moved on this article.

Article 3. Design Funds for Fire Station Building Project

Article is to fund the Fire Station plans for \$390,000 to build a new building at \$7.2mil

It was commented that the building is 47 years old and has no space.

- Systems are in horrible condition .
- Built on rubble from the old Hale School.
- Not a stable foundation.
- The only option being recommended by the committee is a new building with 14k sf of space to include a 3,000 sq. ft. +/- basement.
- Lot is wider on the west side, the east side moves down to Crescent St.

- Building will have a cleaner appearance to the outside. It will be bigger in all four dimensions.
- Provisions for a second ambulance
- Longer fire trucks will fit into the building
- Planning for a 20-30 year life
- Looked at future needs of the for more personnel and equipment
- Adding on triggers more strict building codes
- Build ton Rubble now, not structurally sound
- Parking issues at Pompo
- Pompo would have to be brought up to code as required for the fire station
- This is a better long range plan
- Base price is the architects best estimate

Article 4. Design Funds for Randall Library Building Project

Comments;

- Randall Road is a hazard
- Parking is a problem
- Close Randall Rd and make it a parking lot!
- Consider making the library a historical museum and build a new library
- Library cannot get funding if there is a dual occupancy
- Possibly close the building

Peter explained that there are discussions taking place regarding parking. He also noted that there is a change to the entrance and a new upper level. The original building is 100 yrs. old. Will the new addition last that long? We should expect it to last just as long.

Robert Sylvester introduced himself and explained that he designs restorations and explained;

- Pompo is extremely sound with no cracks in the concrete
- Fire has an eminent need for a new building. If we had a winter storm of magnitude the building would be in danger.
- Library is a historic building and needs to be restored. The Reno will tear down an addition. With the structure of the current addition no one could see what the extent of the problem was.
- The expenditure at this time could be put off for a restoration instead
- The new addition is the same size and much more efficient
- The entire library can be functional and useful

Rick asked if the library gets voted down, what are their plans.

We have an existing \$100k for water damage repairs. We have a good understanding of where the problems are. The patio and walls are the problem areas with the water.

For state funds we would have to double the size of the library.

Article 5. Funds for Nashoba Regional High School Science Labs and Other Work

The Science labs were moved no action. Bolton voted them down, 2-1 against.

It was said by Bill Byron, to move no action precludes finding out what the real sense of what the town has for the labs.

Town Moderator David Walrath commented that a debate on the science labs may turn Town Meeting into a two night event. If the school brings a motion forward we will debate and take a vote.

Tom asked how valid would a vote be if the people that would have been there if it was on the warrant. It's still on the ballot

Article 6. Pompo Building Maintenance

Jim Sauta commented that no committee members are maintenance people. We got on applicant who applied. He goes in two to three times a week to check the systems with minimum heat, light and maintenance. He reports to the building inspector.

Dave commented that on the article they should give an approximate tax burden.

Article 7. Transfer Funds for Fire Station Public Safety Tower Rental

Chris Sarno explained that the radio tower came down during a storm. The current tower was borrowed from the Department of Home Land Security. The damage was covered by our insurance company with the proceeds going to the general fund. He stated that he is not sure how much of the cost was covered by the insurance.

Article 8. Acceptance of Arbor Glen Open Space Access Easement

Jim commented that the roads are too narrow. Charlie responded that it is called traffic calming.

Article 9. Acceptance of Fairway Drive Open Space

No comments

Article 10. Street Acceptance – Sylvan Drive

Charlie told those present that Mike Clayton recommended accepting the drive.

Article 11. Town Election

The Public Hearing closed at 8:15pm

Respectfully,

Elizabeth A Tobey
Administrative Assistant