

Community Preservation Committee
Posted Meeting –May 1, 2013

Present: Paul Carey – Planning Board
Russell Wood – Historical Commission
Rena Richard – Upton Housing Authority
Richard Desjardins – Selectmen’s Appointee
Chris Scott – Conservation Commission
Richard Holmes – Open Space Committee
Richard Gazoorian – Recreation Commission

Meeting called to order at 7:30 p.m.

1. Moved to open public hearing on Town Hall Renovation Project. Approved unanimously.
2. Introduction of Town Hall Building Committee by Kelly McElreath including professionals hired by committee.

Built in 1884. One of the oldest brick veneer wooden buildings. The building is subject to a historic preservation restriction that limits the work that can be done.

Goals include making the building accessible, safe and user friendly, and to increase the usefulness of the building to more boards and departments.

Initial studies and schematic design showed that those goals were attainable. Design/development drawings were prepared and approved by Mass. Historical Society.

Overview of ground floor plan.
Overview of second floor plan.
Overview of general building improvements.

Presentation of costs incurred to date- approximately \$500,000.

Total cost projected to be \$6.5 million, of which \$6.1 million would be eligible for CPC funding.

Seeking \$2 million down with the balance paid through a 20 year bond.

Cost has increased over the year due to structural issues (brick veneer separating, foundation work, moving costs and general increase in construction pricing).

Questions from the audience:

- Is there state money for green projects including boiler replacement?

- The boiler will be replaced but Upton is not a “green community”.

Discussion regarding the cost of new construction versus restoration.

Endorsement by Upton Historical Society.

Discussion of CPC funding – available undesignated funds, projected collection and projected/anticipated state matches as well as bonding costs.

Discussion of alternatives including new construction, the importance of the building to the Town Center and prior studies of potential renovations.

Public hearing closed at 8:49 p.m.

3. Prior meeting minutes approved.
4. Review financial report. There are sufficient undesignated funds to fund the Town Hall Project initial funding.
5. Discussion by Committee regarding proposal - \$2 million initial payment with a 20 year bond for the balance of the CPA – eligible expenses. Motion made and seconded. Unanimously passed.
6. Discussion regarding upcoming Town meeting and warrant articles.

Meeting adjourned at 9:15 p.m.