



TOWN OF UPTON, MASSACHUSETTS

Upton Joint Library/COA Feasibility Committee

MINUTES

Committees: Library/COA Feasibility

Meeting Day, Date, Time: Monday, September 14, 2015, 7:00 PM

Location: Little Town Hall, Town Hall

Library Feasibility Committee Members

Chairman William Taylor, Vice-Chairman Linda Arthur, Steven Rakitin, Leah Hagen

ASSOCIATE MEMBERS, John Robertson, Jr., Chair Library Board of Trustees, Matthew Bachtold, Library Director

Library-CoA Feasibility Committee Members

Chairman William Taylor, Vice-Chairman Linda Arthur, Steven Rakitin, Robert Fleming, Janice Nowicki, Leah Hagen

ASSOCIATE MEMBERS, John Robertson, Jr., Chair Library Board of Trustees, Matthew Bachtold, Library Director

Tecton Architects: Barbara Joslin, Kayla Verbitsky

1. Call meeting to order, review agenda. Meeting was called to order at 7:05 p.m.
2. Kick-off meeting with Tecton.
 - a. Introductions
3. Site selection
 - a. List of 8 possible sites was provided to the committee (see attached.) Goal is to reduce the list to 4-6 which will be evaluated, along with current building by Tecton
 - b. Status of 149 Main Street: Robert Fleming says the Selectmen met with owner who said it might be possible to sell town enough land for 100 X 100-ft. building and related parking. Owner plans to build other buildings on the property, which may require a zoning variance, and will build access road to those buildings. Need to determine how/if we can consider any offer by this owner.
 - c. Motion to accept sites 1 (3 Centennial Court), 2 (47-49 Main Street), 3 (Maplewood Cemetery), and 6 (Stefans Farm) shown on list of possible sites as viable sites and proceed with evaluation passed unanimously.

4. Action items:
 - a. Get copies of proposals to Barbara.
 - b. Barbara will provide a couple of acceptable days and committee will arrange site visits early next week
 - c. Barbara and team will begin evaluation of current building.
 - d. Janice will send her Building Plan information to Barbara and they will meet to discuss
5. Discussion about next meeting and meeting schedule in general. Currently we have been meeting as needed. Agreement that we need to schedule regular meetings as project gets more complex and regular milestones are needed. Meeting 2nd and 4th Monday of each month at 6:30 p.m. seems to work for everyone. Bill will schedule.

Tecton team left at 8:00 p.m.

6. Library Director update – nothing to report
7. Financial/budget review – We are in good shape and have a little extra money. The update sent today by Matthew is correct. Matthew needs clarification from MBLC about which funds should be spent first and will follow up with them.
8. Library Trustee update: Committee met to modify charge.
 - a. Changed “Adjunct” to “Associate.”
 - b. Need to work on definition of roles and voting process but will allow committee to determine how they want the voting structured. Two options: vote only if needed to make a quorum or take the place of a missing member and act as that member.
 - c. Decision was to leave it “as is.”
9. Approve minutes of August 12, 2015 – Waived until next meeting

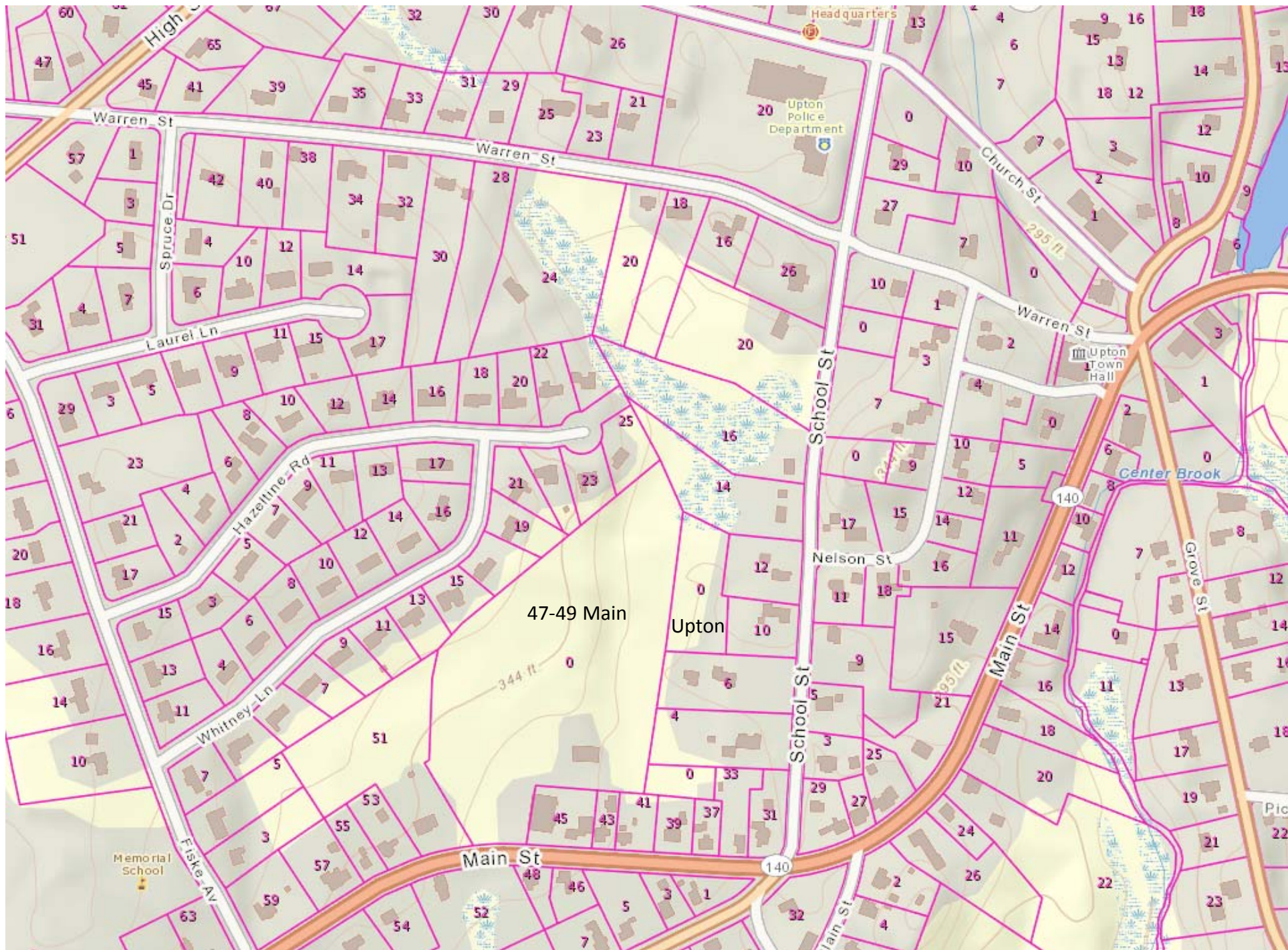
Motion to adjourn passed unanimously at 8:17 p.m.

Submitted by Linda Arthur, Vice Chairman
November 9, 2015

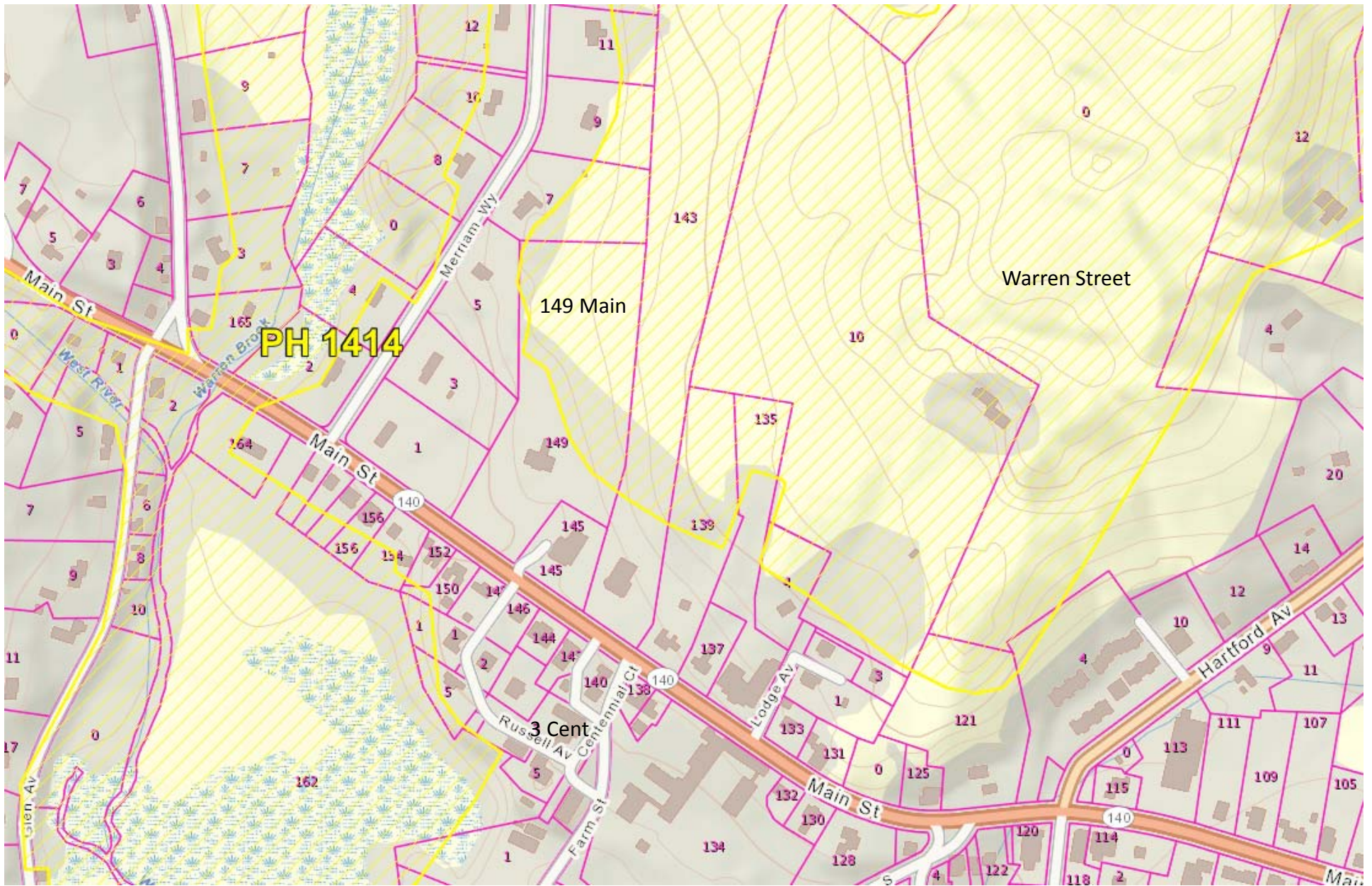
Attachment: Potential Library-COA sites attached.

Potential Library-COA Sites

No	Status	Map	Lot	Owner	Location	Acres	Cost	W	S	G	Comments
1	Available	202	108	Pederson	47-49 Main St	7.6	\$750K	Y			Abuts .88 acre town-owned parcel
2	Available	024	017	Maplewood Cemetery	Maple Ave	5.0	\$10.8K/Yr				99 year lease at \$900/month for 5 interior acres
3	Available	203	047	McGrath	3 Centennial Ct	.32	\$750K	Y			Apartment house and garage on property; lot size too small?
4	Offered	019	022	Snowflake	149 Main St	3.5	TBD	Y			Part of parcel shows as priority habitat
5	TBD	204	031	Upton	Warren Street Hartford Ave to Warren St	31.6	0				Transferred to ConComm in 1968, may require legislative action and transfer of other land to ConComm in order to use it for library ; much of parcel shows as priority habitat
6	Available	010	002	Upton	Stefans Farm Mechanic St	113.6	0	Y			Access to west side via Orchard Street; east side is under power line and shows as priority habitat
7	Available	003	030	Upton	Westboro Rd	12.0	0	N			Shows an tax maps as part of Upton State Forest, recently determined to be town owned via tax taking; very close to Westboro border
8	TBD	024	091	Upton	West River Rd	28.99	0				Town's well site, not sure that it can be used for library







PH 1414

149 Main

Warren Street

3 Cent

Main St

Merriam Wy

Hartford Av

Lodge Av

Farm St

Centennial Ct

Russell Av

Glen Av

West River

Warren Brook

Main St

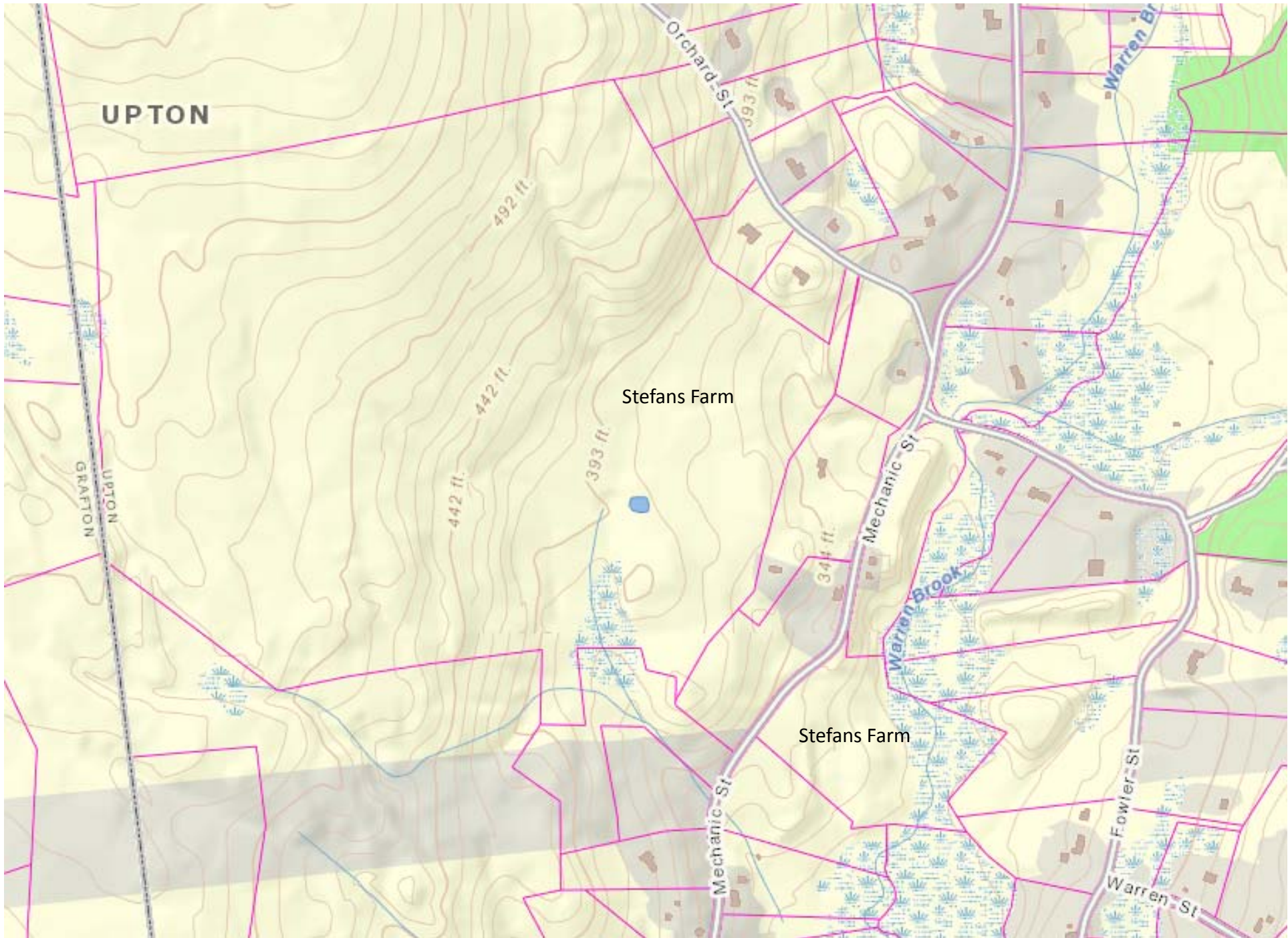
Main St

Main

140

140

140



UPTON

Stefans Farm

Stefans Farm

GRAFTON
UPTON

492 ft
442 ft
393 ft

Orchard St

Mechanic St

Fowler St

Warren St

Warren Br

Warren Brook

