

Members Present: Hank Rauch, Chair, Gary Wells, Vice Chair, Tom Blakeley (arrived at 7:48 p.m.) Beth Blumberg, Jim Driscoll, Paul Huegel, Sean Keogh, Phyllis Jaffee.  
Absent: Jim Tepper.

At 7:04 p.m. Mr. Rauch called the meeting to order in Memorial Hall of the Town Hall.

### **Open Forum**

There was no one present to address the Committee

### **Approval of Past Minutes**

There were no minutes for the Committee's approval.

### **Fall Special Town Meeting, Warrant Article Review – Library Trustees**

#### Article 21 – Library Construction Project & Article 22 – Authorization to Apply for a Construction Grant:

Ms. Ambrosino came before the Committee to review the 2 Articles related to the renovation project. A schematic of the preliminary design was emailed to Ms. Jaffee. Mr. Wells had watched the presentation to the Selectman and suggested that it should be made more concise and focused on the final option when presented at Town Meeting and Ms. Ambrosino agreed. She asked for the acceptance of the preliminary design in order to submit it to the Library Board of Commissioners. Ms. Ambrosino addressed the children's room that will be located on the upper level which will allow more light and that noise prevention will be installed in consideration of the floor below. She spoke with other libraries with children's rooms on upper floors and all agreed that it was the best location. Ms. Ambrosino reviewed the other levels, the location of stairs and the elevators, and the addition of restrooms to each level. She then spoke to the meeting space and the new room seats 64 and is dividable. Their current meeting room holds 40 and is booked every evening until February. There are also a couple of small meeting rooms/study rooms. There is a need for another meeting room to 100+, but it was agreed that when the Forbes Municipal Building is renovated the meeting space there will satisfy the need.

#### Questions:

- Will the meeting rooms be available during library hours only? That will be the case but will be something the Library Trustees will discuss.
- As the existing boiler and mechanical rooms are remaining, will they support the equipment? The proposal to remove the 1980 addition and some of the 1908 portion to get the space they need was explained.
- Once everything is completed what will the Town pay? The costs are still being refined, the Architect and Project Manager have conservatively estimated \$18.7 million, and the construction grants typically pay half for eligible items only. As an example, fixtures, furniture and equipment are not covered.
- What part of the \$18 million would be covered by the grant? This project is similar to Shrewsbury who received approximately \$9 million against the \$22 million project cost.

-Ms. Ambrosino noted that funding is not being requested at this time. She explained that Article 22 authorizes the submittal of the grant application, acceptance of funds approval to expend and reviewed the timeline once it is submitted. They will know if the project is approved and funded in July and if so they have 6 months to get approval to match the funds, which would mean as early as 2017 Fall Town Meeting, but it is unsure at this time.

-Where will the funding come from for the plan and design? That is the work being done now and the funding came from a grant, the Library Trust Fund and remaining funds from a past Library Article.

-Are there any other grants available? There are none that Ms. Ambrosino is aware of but they are always looking.

-What drove the choice? It was based on surveys and a strategic planning process. The results were that it was important to stay downtown in the original building as other sites, such as the State Hospital and Senior Center, were not viable and relocating would have left an empty building downtown.

-Would it have been less expensive to build new elsewhere? It would not have and there was overwhelming desire to stay in the same location.

-What are the costs to move and store during renovation? They are included in the estimate and she is not sure where they will relocate yet; the project will take approximately 2 years.

-What is the impact to the level of service during renovations? The programs will be affected the most.

-What will happen if the Articles pass now and the grant is approved, but it not approved at 2017 Fall Town Meeting? The funds set aside for this project are put back in and the project goes to the next on the list. They will have to go through the process again and the approximate wait time might be ten years, but it all depends on State funding.

-It was noted that it should be made clear to Town Meeting what the commitment is and that it may be difficult to pass as the Town is facing large expenditures from the School Committee. Ms. Ambrosino has been meeting the Town Manager and School Committee regarding the upcoming Town projects.

-What is the new library's impact on the parking? A parking study was conducted within a certain radius of the library and Ms. Ambrosino did not remember the number of parking spaces downtown, but there is no parking specifically for the library.

-Are the Library Trustees in favor of Articles 1 and 2 and Ms. Ambrosino could not speak for them but they have discussed it and will be meeting with the abutters on October 5, 2016.

-Aren't libraries getting smaller due to technology? Ms. Ambrosino explained why they are not and the large role that technology now plays in libraries.

-Regarding the question regarding future trends, Ms. Ambrosino noted that they are working on a long term plan and the Town Planner and School Enrollment Committee are providing information on trends and enrollment.

Mr. Wells moved to recommend that the Town so vote to approve Article 21. Ms. Blumberg seconded. Voted: 8-0-0

Mr. Wells moved to recommend that the Town so vote to approve Article 22. Ms. Jaffee seconded. Voted: 8-0-0

### **Fall Special Town Meeting, Warrant Article Review – Discussion**

#### Article 3 Gateway District Extension; Article 4 Rezoning; Article 5 – Regulations for Medical Marijuana Treatment and Dispensing Facilities and Marijuana Cultivation Zoning Regulations:

Ms. Blumberg noted that she contacted the Town Planner asking for the information the Committee was looking for, which she added to the Drop Box. Mr. Bush, Planning Board Chair, was not available to come in tonight and she asked the Committee for their questions which she will forward to Mr. Bush.

Article 3 was discussed and questions were asked about the implications for owners and traffic, how this change benefits the Town, and how does rezoning affect the resale of the homes. The Town Planner will be asked to address questions and issues and provide a map. Mr. Blakely looked up the Use and Regulations Schedule which he briefly explained and will email to the Committee. Regarding Article 4, the Committee will wait to see the map to better understand what the request is. Article 5 was discussed, what it is actually allowing and where, and the impact if the referendum question passes. Mr. Rauch asked the Committee to review the Town Planner's explanation and the Article as it is written to determine if Town Meeting will understand what is being done. It was agreed that the Town Planner and Planning Board Chair come before the Committee to discuss these Articles and Ms. Blumberg noted that they requested to be scheduled before October 6, 2016.

Mr. Rauch reviewed the schedule for proponents to come before the Committee. The meeting schedule was discussed and the Committee will meet on 10/3 and 10/10. He is still working on scheduling the Police, Fire and 300<sup>th</sup> Anniversary Committee. Mr. Wells spoke with Bruce Tretter, who will provide the Committee with information on the Bicycle and Pedestrian Advisory Committee's Articles and if the AFC is not satisfied with the data Mr. Tretter will come in on October 13, 2016. Regarding the Senior Center improvements, Ms. Jaffee asked Ms. DeManche to email the requested information and she should have it on Monday. The language in Article 27, Cell Provider Lease Agreement, was corrected and Mr. Rauch is waiting to speak with the Town Manager to confirm the wording of Articles 24 and 25, which include "eminent domain".

### **Comments and Concerns – Committee Members**

Gibbons School Building Committee – Mr. Tepper was not in attendance.

Municipal Building Committee – Mr. Rauch had no report.

Pre-K to 3 School Building Committee – Mr. Wells had no updates.

Materials Management Committee – Mr. Driscoll had no report.

Capital Expenditure Planning Committee – Mr. Keogh had no report.

Ms. Blumberg attended the September 21, 2016 School Committee meeting and provided an overview of the discussions. They addressed citizen's concerns regarding the size of the schools based on the amount of funding approved, the number of teachers and the projections; parents were present to address the Grade 3 class sizes at Armstrong which are 23-24 and the School Committee voted to accepted a proposal by the School Department to place the next four Grade 3 students that move into Town will be placed in the Armstrong district and any more after that will be placed at Fales for the remainder of the school year. She also noted that there is a proposal to sell the Tufts Machine lot and the Civic Club will no longer be able to sell Christmas

trees on that lot. They agreed to discuss it further at their next meeting. She reviewed their discussion on enrollment projections, class sizes, and parent concerns.

Mr. Wells noted that heard from the Town Manager regarding Article 6, Budget Amendment Police and Fire Departments, and the question as to why the overtime budget is increasing by \$11,600 if staff that is paid overtime for dispatch duty is being removed. Mr. Malloy explained to Mr. Wells that it has nothing to do with the changes to the 911 dispatch changes, but is due to the overtime required for CPR certification, which used to be part of their daily schedule and the training was dropped due to budgetary cuts. Mr. Wells informed the Committee that he received the corrected budgets from the Town Account and will put them in the Drop Box. He noted that approximately \$900,000 of unused revenues will be returned to free cash, which has not yet been certified. The Town is spending \$450,000 in this Special Town Meeting Warrant.

**Public Reminders for Viewers** – none.

**Adjournment**

Mr. Wells moved to adjourn at 8:36 p.m. Ms. Jaffee seconded. Voted: 8-0-0

**Document List** – none.

Respectfully submitted,  
Paula Covino  
Administrative Assistant