



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee DRAFT

DATE: Wednesday January 31, 2024

TIME: 7:00 PM

PLACE: zoom only

In attendance: Les Fox, Gary Kushner (vice-chair/clerk), Kristin Hilberg (Chair), Bob Stemple, Al Murphy, Owen Neville, Hugh Fortmiller, Larry Grossman, Priya Sundaram, Mark White, Bill Litant, Bryan Lynch (7:27)

Missing: Than Stuntz

Supporting Staff: Captain Jason Malinowski, Captain Shawn Gray, Chief Szewczyk

Other: Steven Wright, Maria Neyland, Richard Hilton, Francie, Robin Lazarow, Steven B, User

Meeting called to order at 7:01 PM by Kristin Hilberg

Fox-present, Stemple-present, Murphy-present, Neville-present, Kushner-present, Grossman-present, Fortmiller-present, Sundaram-present, Litant-present, White-present, Hilberg-present

December 20, 2023 minutes were reviewed

Owen and Hugh did not receive the minutes; Gary walked through the minutes.

Owen moved and Bill Litant seconded.

Les-aye, Priya-aye, Bill-aye, Owen-aye, Bob-aye, Al-aye, Larry-aye, Hugh-abstain, Mark-aye, Kristin-aye, Gary-aye

Approved 10-0-1

No correspondence

AL presented on Stow Road and Housing Board meeting on January 18, 2024. A presentation was made by Habitat for Humanity to the Housing Board. Could build 4 units (either 4 houses or 4 side by side town houses) on the site at rate of 2 units per year. Al reviewed the appraisals and a fair asking price would be \$1.2M. The Housing Board voted to inform the SB that a payment of \$1.2M to the Affordable Housing Trust would be acceptable and that the Housing Board will work with the SB, provided that the amount is approved per the memorandum of understanding, and that the Town Accountant establish sub-accounts to track expenditures. Money to be managed and used for various things including condo maintenance and updating.



Dave McKiernan brought to Kristin Hilberg and the TA's attention regarding site at 871 Mass Avenue currently holding Tree Masters and the site of the old general store. The TA did talk to the owner to see if there was interest in selling the property and there is interest. The owner is moving to the site where traditional woodworking used to be and was recently sold by Larry White.



Gary mentioned that the site is too small at 1.91 acres and should not shortchange the new DPW site as we will probably have to move items from the old site over time.

Bob agreed and indicated that the site on 111 is not a good location with a valley and would require lights and could be an issue.

Owen indicated that the State did have plans to fill in 111 at the low spot many years ago. There was a pond filled in with bricks many years ago on the site. There is municipal land behind the site, but very wet. Owen is strong towards Stow Road and will require work at the Mass Ave intersection.



Mark spoke in agreement with Owen; this news comes late in the game and it is a narrow site. Site line issues.

Kristin agreed to bring to the board based on Dave M's request.

Al asked how much land was required for a fire station; estimate a minimum of 3 acres. The BBC considered the Lincoln Properties site at 1320 Mass Ave. Places did a conceptual design and showed a fire station would require about 3 acres. Wasn't appropriate to talk to Larry White about his site as he was pursuing development plans.

Bryan commented on water/sewer radius. Can't look at simple plan areas for buildings. Gary commented that maybe the SB should consider purchasing the site for DPW.

Richard Hilton talked about the previous owners (Richardson/Lyons). The arts and crafts Bungalow built in 1930. The historical commission asked the housing board to incorporate the bungalow. Could we move the beech tree and the bungalow. There are only 2 bungalows in town. Plan was to keep the elements of the house not the house. The various builders indicated that the house could not be moved or kept as is. Elements could be maintained.

Robin asked about the current site; this was discussed many times in the past. Captain Gray did go over the severe limitations of the site.

Les talked about the current site back in 2015; the sites are undersized for relocation of larger facilities.

Francie commented on putting the site on a residential area and potentially the Mass Ave site. Richard agreed with Francie.

The housing board will make a recommendation to pass to the SB.

Hugh commented about the police station staying on Mass Avenue. He is against Stow Road site for a fire station.

Larry commented that there is no perfect site. Current site is too small and should be off the table permanently. Larry likes the Mass Ave site for visibility.

Shawn Gray spoke on his preferred site and recommended the Stow Road site. Would work with abutters regarding noise/sirens.

Bob Stemple moved that the board put to the SB that the Town move forward with the Stow Road site and Priya seconded.

Fox-aye, Stemple-aye, Murphy-aye, Neville-aye, kushner-aye, Grossman-no, Fortmiller-no, Sundaram-aye, Lynch—aye, Litant-aye, White-no, Hilberg aye



Motion to move forward with Stow Road site passed 9-aye and 3 no

Will work on the next steps; housing board will accept \$1.2M. There must be a negotiation between SB and the housing board to finalize the details including memorandum of understanding. Protect the housing board and trust. Work with Town Counsel to protect all groups. Article of funding for the land. Bring to Fall Town meeting for construction designs. Context Architecture funds are still available; could ask Jeff for high level design not to exceed \$20K between now and ATM. Concern that too high a cost could scare away the Town folk. Al asked about early discussions including Legal to have a document that protects the board. A 2/3 vote of town meeting required to release the land. Must communicate to the Town regarding the requirements.

Gary indicated that there are 2 articles on the warrant for land purchase and professional services.

Town report submission reviewed. Owen commented that 3 ½ pages is too much as it is supposed to be just 2023 review. Gary commented that it does provide history. Les indicated that the last year report did cover the history. Kristin suggested that we determine if we can do 3 pages and does provide good information.

SB updates from Priya/Kristin. Les indicated that the purchase of the land might be too soon. Next meeting after the housing board meeting on the 21st of February. Gary suggested we don't forget to start covering the police station.

Kristin Hilberg moved to adjourn, and Gary Kushner seconded.

Fox-aye, Stemple-aye, Murphy-aye, Neville-aye, Kushner-aye, Grossman-aye, Fortmiller-aye, Sundaram-aye, Litant-aye, Lynch-aye, White-aye, Hilberg-aye

Approved and adjourned at 8:43PM.

Documents used:

Minutes of December 20, 2023 BBC meeting

Site map for Tree master site

Route 111 map flashed on screen

Town report