



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Wednesday April 3, 2024

TIME: 7:05 PM

PLACE: zoom only

In attendance: Gary Kushner (vice-chair/clerk), Les Fox, Kristin Hilberg (Chair), Bob Stemple, Larry Grossman, Hugh Fortmiller, Al Murphy, Owen Neville, Bryan Lynch, Mark White (7:11)

Missing: Bill Litant, Than Stuntz, Priya Sundaram

Supporting Staff: Captain Jason Malinowski, Mike Johns (TA), Chief John Szewczyk, Chief Shawn Gray

Other: Maria Neyland, Abby Reip (Boxborough News), Steve Wright, Francie Nolde

Meeting called to order at 7:06 PM by Kristin Hilberg

Fox-present, Stemple-present, Fortmiller-present, Grossman-present, Murphy-present, Neville-present, Kushner-present, Lynch-present, Hilberg-present

The February 21 minutes were reviewed.

Corrected Les to be the chair of the Boxborough Affordable Housing Trust

Owen moved to move as amended and Les seconded.

Murphy-aye, Les-aye, Stemple-abstain, Kushner-aye, Grossman-abstain, Neville-aye, Fortmiller-abstain, Lynch-aye, White-aye, Hilberg-aye

Approved 7-0-3

ATM will not determine the use of the land. The cost of the professional services including but not only the OPM or owners project manager will be on the agenda for ATM. Hugh asked why an OPM should be hired before a site is purchased, especially given the need for a 2/3 vote for Stow land, about the land purchase for the purpose of making the housing board whole. There is a need to review and present the current site. The BBC voted for Stow Road as the new site for the fire station but there is a need to provide guidance to the Town. There is still a need for the professional service work to help with the location of the new fire station. The best use of the Stow Road per the Housing Board is to sell the land and use the funds for other housing purposes.

Les indicated that the Building Committee voted Stow Road as the best location for the fire station and to pass this recommendation to the SB. Kristin indicated that the Town will not spend the \$500,000 immediately, but over the time of the project. An OPM can evaluate the



architecture firms and the space needs review along with value engineering. People have told the SB that they will push to have the fire station at either ATM or FTM fail. Larry indicated that the professionals will not give us an answer on the location. They will give us data including the current site and the Stow Road site. The Town already spent money on Stow Road with soil samples and sample borings. ATM will be notified that we are doing a fire station. Do not state that we are studying multiple sites. The SB is not comfortable with taking a business by eminent domain. Mark commented about the sites including the current site and the Stow Road site. Francie spoke and asked about the Stow Road site being in a residential neighborhood and the projected size of the fire station versus the current station. The response to the location was that the BBC spent multiple years reviewing all property on route 111. The BBC worked with two different companies to determine the requirements of a new station and both estimates came in within a few percentage points of each other.

Jason spoke about the OPM or Owners Project Manager. Will initially listen until the Town votes for the project as an advocate and hold the contractors accountable. Need to be fair to ATM on the current site and Stow Road. The Mass Ave. owners did not want to work with Mass DOT.

Jason commented on fire and police as separate facilities and that a lot of folks really want the police station across from the school. The vote is for an authorization of \$500,000 to allow the Town to move forward. This will be a majority vote. A 2/3 vote at a future ATM or FTM or STM would be required for borrowing for the purchase of the land. Jason talked about ideas. If we wait to the Fall town meeting to fund the professional services including the OPM, then there is no ability to do any work between July 1 and after FTM.

Jason talked about the Southborough process. Jason provided some recommendations, the SB and/or BBC to have a meeting with the abutters to "just" listen. What are the issues and can we respond clearly with out emotion. This will allow the design team to provide guidance to the revised building committee and the Town. The Chief and Jason to hold open houses and have 1/1 discussions with anyone interested to provide candid feedback. Attend a senior COA luncheon to provide information. Parents would potentially prefer a zoom session if at night. Context will come to a future BBC meeting prior to ATM. Work can be done in by the OPM without the known location.

Larry indicated that the \$500,000 is not the complete amount required. There will be additional costs associated with the project. The money spent to evaluate the existing site is required for political reasons.

Hugh talked about the need for value engineering to reduce costs.

Owen talked about the space needs and the cost of the analysis. The analysis came in around 24,000 sq feet to provide a safe work environment. The BBC voted to approve the size. Les reminded the BBC that HKT did the original analysis and Context validated the size.



The warrant article is funded by \$350K raise and appropriate and \$150,000 from free cash.

The housing board and housing trust voted to sell the land to the Town. This allows the housing board to utilize the funds in a better manner. Al indicated that a 40B project would be possible on Stow Road, but just affordable housing is not financially sound. The housing board can do more with the funds.

A subcommittee did meet and voted to move forward with proposing the \$1.2M purchase of the Stow Road site from the Housing board to make them whole.

Les asked if there should be a report under article 2 regarding the BBC activities. Les then asked that as part of the article 2 reports to indicate that there is an agreement on the Stow Road property. Owen indicated the original purpose of article 2 years ago was to approve the Town report, but that over time article 2 evolved to include board reports.

Hugh asked about whether there would be meetings with the Stow Road residents.

Potential meeting for next Wednesday on April 10 with Context and will have a quorum. Still need a listening meeting with the residents and probably to do the listening first. Al asked about other towns where the fire station is in a residential area and get information on their process.

Jason talked that the process will be to listen to the residents and then report to the committee on the issues.

Kristin indicated that there is a public records request since 2005 from concerned citizens.

Les asked will a brief report be required noting there is currently no report prepared. Gary asked/suggested that the Boxborough news might be a better way to document the SB agreement with the housing board and housing trust vs. discussion at ATM. The TA did document the results of the meeting to the FinCom and SB and not recommended for the ATM.

The vote by ATM and reviewed by Town Counsel is in place from 2014, authorizing the Select Board to acquire the Stow Road land. Does not need to be revoted. The Town is still authorized to purchase the land from the Housing Board.

Should we meet in person next time? Not required. Will be zoom only. 7PM on April 10

Owen moved to adjourn and seconded by Bob Stemple.

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

Approved

Adjourned at 8:57PM



Documents used:

Minutes of February 21 BBC meeting

ATM warrant