



**Boxborough Building Committee
Minutes April 30, 2019
Approved November 19, 2019
Boxborough Town Hall
29 Middle Road, Boxborough**

Members Present:

Gary Kushner (arriving 6:40 pm)
Maria Neyland
Les Fox
Abby Reip
Frank Powers
Hoff Stuart
Dave Follett

Members Absent:

Ted Kail

Others Present:

Tim Rudolph
John Markiewicz (6:10 – 6:35 PM)

Seeing a quorum present, chair Fox called the meeting to order at 6:03 PM.

Minutes for February 26, 2019 were moved by Frank Powers and seconded by Dave Follett. Approved 6-0 (Mr. Kushner not yet in attendance.)

Mr. Markiewicz arrived at 6:10 PM.

Chair Fox briefly reviewed the data provided by Chief White comparing features and construction costs for several fire stations: Littleton, Stow, Southborough, and Westford, that the chair had previously distributed to the committee on April 24, 2019. He also summarized the outcome for two potential fire station sites the committee had considered but declined to pursue:

- 975 Mass Ave: Infeasible due to high cost of site preparation (extensive ledge)
- 1320 Mass Ave (Lincoln Property): An acceptable development agreement could not be concluded.

Chair Fox then briefly described two additional parcels that might have potential:

- Two parcels at 70-72 Stow Road, comprising about 13.5 acres, owned by the town through the Affordable Housing Trust. The Housing Board has conducted site feasibility studies on these parcels for the development of affordable housing. There are three unoccupied buildings on the site. The town would have to acquire the site from the Affordable Housing Trust at current fair market value.
- 1300 & 1223 Mass Ave. 1300 Mass Ave is a 7.1 acre parcel with a 1980's era office building of 60,000 SF on two floors, with a large parking lot. There are two public water systems (ie., wells) on

the parcel. The current assessment is \$4.4M. An 11.1 acre parcel occupies the adjoining site at 1223 Mass Ave, east of Burroughs Road. This parcel contains the septic system and fire pond servicing the building on 1300 Mass Ave, and is assessed at \$155K.

A discussion ensued regarding 1300 Mass Ave. Previously this parcel had not received priority attention due to the high assessed value. The current building is much larger than needed for our public safety needs. Perhaps a portion could be used for town offices. It is not known whether it could be suitably repurposed at acceptable cost. Nonetheless, the consensus of the committee was to conduct an architectural study to see if would be feasible to repurpose 1300/1223 Mass Ave for public safety use, considering several options for development, with an estimate of cost, and level of risk (for unknowns).

The committee directed the chair to have the Town Administrator contact the owner to get a sale price for the combined properties.

The chair then moved to have the TA obtain permission from the owner of 1300 Mass Ave to access the property for the purpose of evaluating the feasibility of repurposing the build for use as a public safety facility. The motion was seconded by Mr. Powers and voted unanimously.

The chair volunteered to draft a scope of work for an architectural feasibility study that the TA could use to develop a contract for services. This was done and distributed to the committee on June 7, 2019, and is attached to these minutes for reference (double click the icon to open the file).

The committee adjourned at 6:58 PM.

Respectfully submitted,
Les Fox



Feasibility study for
1300 Mass Ave.docx