

*SPECIAL BOARD OF SELECTMEN'S MEETING  
4:00 P.M., MONDAY, APRIL 1, 2008  
2<sup>ND</sup> FLOOR CONFERENCE ROOM, TOWN HALL*

MEETING MINUTES

Laura Francis called the meeting to order at 4:00 p.m.  
James McLaughlin and John Szewczyk in attendance.

L. Francis stated the purpose of the meeting being a capital planning workshop. She reported that the amount of people who responded to the capital planning hearing and meetings does not represent a good sampling of the population; however the residents she did speak with are ready to mobilize. She asked the Selectmen how they would like to present their findings and how to prepare research on what to forecast out over the years. This meeting is to create a structure to the plan.

Topic of first discussion was the use of 37 & 51 Main Street houses, the current Fire House and an Emergency Services Plan.

J. McLaughlin stated he feels the town owned houses on Main Street that abut the Fire house could get back into service with little renovation and could be incorporated into the Emergency Services Plan. He asked L. Francis if she has spoken with Duncan Milne. L. Francis responded that she had and he felt the first priority should be given to the whole Emergency Services Complex with the first phase being the renovation and reuse of 37 & 51 Main Street houses. L. Francis questioned if there were limitations to what the town could do with the property behind the Fire House specifically the flagged wetlands. J. McLaughlin responded that D. Milne had prepared drawings that included the property and they should be revisited. J. Szewczyk asked if there was enough property to also house a senior/community center. L. Francis remarked that several participants also had that same question. J. McLaughlin said it is a 5 acre lot and seems to think so but noted the Emergency Services Facilities Committee struggled with this and did not recommend a senior/community center at this location in their report. He suggested asking Bill Milardo if the land would support a senior center.

Topic of second discussion was the Meeting Hill House property.

J. Szewczyk asked about the status of the property. L. Francis stated the seller was waiting to hear from the town and that the price remains at \$400,000. J. Szewczyk questioned if purchasing the property and still having no plan is a good option; stating the property could sit for years before anything could be built. L. Francis commented if the property was purchased the town would have to make it a priority to put a building in place in a reasonable timeframe. J. McLaughlin commented he did not feel people would be upset if the property was passed up; this was not the same as other prior properties that were passed up. L. Francis commented that she believed that there was growing momentum for the purchase. L. Francis stated Maryjane Malavasi has figures with different scenarios on bonding for these projects.

General discussion.

L. Francis asked what the Selectmen heard from the public hearing and having conversations with residents. J. Szewczyk stated no one wants increased taxes and feels the Board of Selectmen should put a plan together and offer it to the residents. J. McLaughlin firmly believes the longer we keep the Volunteer Ambulance and Fire Corps in town the more money you save in taxes; once you lose your volunteers, costs increase. L. Francis stated she feels it is much more than taxes; a quality of life is why people come here to live, community values. Community organizations do not have a place to gather. J. McLaughlin stated he feels the Board of Selectmen are looked at to set direction and need to take a leap of faith.

J. Szewczyk questioned the status of the Public Works facility. L. Francis stated most residents would like to see it cleaned up first and the town has an obligation to do this. Once the facility is cleaned up and organized renovations could be done through the budget process.

The Selectmen agreed they would be prepared to make a decision on the Meeting Hill House Road property on April 14<sup>th</sup>.

Meeting adjourned at 5:30 p.m.

Respectfully submitted,

Beth Moncata