

Ludlow Senior Center Building Committee
Minutes – January 11, 2017

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TOWN OF LUDLOW

Meeting called to order at 5:37pm by Richard Moskal followed by roll call.

Roll call present: Bill Rooney, Richard Moskal, Steve Santos, Jodi Zepke, Matt Goncalves, Michael Szlosek and Fred Lafayette.

Review of minutes: Tabled.

Invited Guest: Eric Nelson, CEO from WestMass Development was invited to the meeting to discuss land options for the future of a senior center. Mr. Nelson asked about the timeline and the municipal timeline was explained ie. Town Meeting and ballot process. There was a discussion about property A (State and First) and property B (other side of Chemi-graphics). Mr. Nelson explained that there are challenges with property B due to there would need to be alterations to the Master Plan which can affect the permitting. He explained there is time and expense to that process. The changes would have to be brought to the Planning Board as well. There was a discussion of the 100 foot vegetation for example. Mr. Nelson explained they have a Master Plan and that it is a 20 year plan and they are 5.5 years into it. Significant changes to the Master Plan can affect the special permit. There is an entitlement permit for current plan. Mr. Rooney asked about timing and property A. Mr. Nelson reported that he has active interest in property A and that property B may work into our timeline better. But Mr. Nelson talked about the grants that are coming and the master plan. Mr. Lafayette asked about the dimensions of property B. Mr. Nelson reported he was not sure because the land has not been divided yet but can assume it would be similar to property A.

Mr. Rooney asked about the trail and the phases of that. Mr. Nelson spoke about that and the creation of Riverside Drive. Riverside Drive will run behind the new housing and will be grant funded. The project is about \$7.4 million.

Mr. Lafayette asked about securing property. There was a discussion of earnest money which would be a 10% deposit to "hold" the property based on contingencies. The contingency namely would be the approval of the final project and if it fails then WestMass would take the property back at no charge. Basically the conversation was that we need to move on the property. Mr. Nelson reported that since the election, there has been active interest in property at the Mills. Mr. Nelson reported that they are getting away from tearing down buildings so land is the interest. Mr. Nelson also reported that he likes to bring back all information to the Board.

Mr. Rooney talked about possibly acquiring land or at least a deposit at Town Meeting. Mr. Nelson asked about the procurement process and the laws. Mr. Szlosek explained the RFP process.

Mr. Santos asked about the buffer on Property B and the utilities. There was a discussion of how the utilities would come in and where. There was also a discussion about the frontage and special permits as it would be a change to the Master Plan. Mr. Santos asked about parking for the bike path. There was discussion around that and general parking at the Mills.

Mr. Nelson reported that he will go back to his board and bring forth our information and see about dimensions of Property B and the cost. Property A is \$90,000-\$95,000 an acre. Mr. Nelson reported it could take a few weeks due to he is in the midst of grant deadlines.

Old Business: None.

New Business: Mr. Szlosek asked about contact IT to see if the Town has software to turn a PDF file to Word. Jodi reported that she can do that. Next steps were discussed....land, RFP, proposal. Land out of available funds? Mr. Santos asked about stabilization? Discussion of Town Meeting. Priority is to get property. Mr. Santos asked...article for \$40,00 for 10% deposit on property? Mr. Szlosek brought up about an article for purchase of property. Discussion ensued.

Next Meeting: Feasibility study and plan.

Mr. Rooney made a motion to adjourn, seconded by Mr. Lafayette. All in favor – motion carried at 7:39pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Jodi Zepke".

Jodi Zepke, Secretary SCBC