



Building Committee Meeting Minutes

June 25, 2018

WELCOME

- Fred welcomed everyone and called meeting to order at 5:39 PM
- Meeting was held in Selectmen's Conference Room at Town Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

- In attendance: Matthew Gonzalves, Fred Lafayette, Richard Moskal, Steve Santos, Ellie Villano, Jodi Zepke
- Representative Petrolatti present as advisor to Building Committee (Will not have a vote)
- In attendance from Western Mass: Tony Dos Santos, Eric Nelson
- Absent: William Rooney

DISCUSSION WITH WESTERN MASS REGARDING POSSIBLE PROPERTY FOR NEW SENIOR CENTER

- Fred stated we were very interested in property and would do everything possible to work with Western Mass. He asked Eric if we were restricted to one lot. In December, Parcel A was discussed. Eric replied that Parcel A is no longer available, but was interested in putting the New Senior Center at the Mills. Templates of parcel plan were distributed. Eric stated that template is not a blueprint. New Senior Center doesn't have to be built that way. It does fit in with the overall scheme.
- Eric showed members larger blown-up diagram of area with Parcel B. They will keep it as close as possible, make it accessible and have parking in back with 145 parking spaces.. Tony reiterated that Parcel A is not available. They have a firm offer. If something falls through, can go back to Parcel A. Fred asked if Parcel A was under contract. He asked Eric and Tony if they would consider Parcel A if we didn't like B. Tony told Fred that Parcel A was 90% on it's way.

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- Fred was clear that he didn't like Parcel B. It has some limitations. Seniors would need to walk up to parking lot. Fred asked if there was something in the proposal to alleviate that problem. Eric stated nothing was built into proposal to alleviate problem. Fred said certain things needed to be addressed as what we proposed. He said the front entrance of Parcel B had 1 grade of land and the back entrance had another grade of land.
 - Fred did say we had limitations in acquiring a parcel. Our back is up against a wall. Not much land available in Ludlow.
 - Tony told the group we need to discuss an agreement. Can back out if not agreeable. Eric added that it's an opportunity for the new Senior Center to be close to the Mills. Eric reviewed the large diagram with the group again in regards to configuration of 4 acres. Fred's biggest concern is it's vertical. Seniors would have to walk up a hill.
 - Fred inquired about tentative agreement and put it out for bid. Eric said if we go under contract, a deposit would be needed. He said Western Mass would respond to bidding.
 - Representative Petrolatti referred back to the previous Building Committee meeting and stated that the intent for this meeting was to get clarification on Parcel A. Tony responded by saying if anything falls through on Parcel A, can go back to A if Parcel B agreement isn't too far down the road. Fred stated that nothing is binding at the moment. We are just throwing ideas out. Eric asked if he could get an answer in a reasonable amount of time.
 - Jodi asked if the buyer for Parcel A made an offer for Parcel B. She stated that part of the problem is that we've looked at property for so long. The plan will go from 1 story building to a 2 story building with Parcel B. We won't be seen. Eric responded that we could work with town on master plan. Fred told Eric that was discussed back in December and was told it was difficult to change master plan.. Eric stated if changes are needed, go to Planning Board and explain what needs to be done. Tony added that all this is speculative.
 - Jodi questioned if there was a buffer on the large template of land. There was no buffer on handout. Eric stated that small picture was concept only and explained plan to Jodi as Steve followed along.
 - Steve questioned Riverside Dr. going from where to where. Eric responded by stating it goes from clock tower and around while pointing it out on the large template. Steve discussed road elevation. He said there was a 20' change within 400'. Steve stated there would be big cost involved. It would take approximately 61,000 yards of material to get it level. (70,000 with compaction) In addition, will need to cut trees on Parcel B which will cost \$30,000-\$40,000. Parcel A is already clear. Parcel A is much easier and better. Have to consider cost for Parcel B.
 - Tony said there are expenses with any parcel. Said if Parcel A becomes available, Western Mass will sell it. Parcel B is not as amenable as Parcel A. Fred stated there are hidden costs we don't know about. Tony said we could put Parcel B under contract with due diligence.

- Jodi reiterated that Western Mass is offering us Parcel B. If Parcel A falls through with other buyer, they will come back to us. Eric stated that if Parcel A falls through, we could put agreement in place to pivot to Parcel A.
- Tony stated that no one knew if the vote for a new Senior Center would pass. There was never an agreement for Parcel A. Another buyer came in for Parcel A. They have an agreement and down payment.
- Fred asked if anyone in audience had questions. Question 1: What are prices on parcels? Answer was comparable. Question 2: Are there any wetlands on Parcel B? Answer was no. Eric stated there are developmental restrictions that fit with the Mills area. Eric will have environmental check on Parcel B.
- Fred said Eric has 126 acres . He must have another 4 acre lot.
- Jodi stated that she looked at other centers. Part of the reason she wants 4-4+ acres is for outdoor space.
- Steve asked if 100' buffer will stay the same. Eric answered YES and needs to discuss it with town.
- Eric will contact buyer for Parcel A and get more information.
- Meeting with Western Mass concluded at 6:45 PM

DISCUSSION AMONG BUILDING COMMITTEE MEMBERS

- Fred told the committee that we need to meet again regarding discussion of property. Need to go through timeline and have everything approved for October Town Meeting. If not ready, we can call a special town meeting.
- Steve reminded everyone that based on last meeting, we considered putting out a RFP and uniqueness. Ellie reminded everyone that it takes 30 days whether we do RFP or uniqueness. We need to make determination to look at Parcel B or do RFP. Steve asked if we send out RFP, do we stop negotiating B? Ellie responded by saying you wouldn't do RFP if you're bidding on Parcel B. Steve was concerned that we could go for Parcel B and another piece of land could become available.
- Jodi stated that Western Mass said they would respond to RFP so why not send it out. Fred asked if we should entertain having RFP sent out. Jodi formally asked Ellie to send out the RFP. Fred concurred.
Fred made a motion to adjourn meeting at 7:03 PM with second by Jodi. All members were in favor.

Minutes submitted by Diane Brouillard

Diane Brouillard

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