

Town Hall Blue Ribbon Committee
Minutes
May 18, 2015
275 Old Lancaster Road
DPW Building

Attendance: Jim Kelly, Jim Kupfer, Chris Morely, Bill Johnson, Chistine Hogan, Sally Hild, Howard Gold, Frank Riepe, Mike Melnick, Joe Sziabowski, Susan Asbedian-Ciaffi, Susan Uliano

The meeting was called to order at 7:05 p.m.

The committee went around the table and provided brief introductions.

The committee reviewed the mission statement and an overview of studies completed to date. It was requested that the committee become familiar with each of the studies. All of which are posted on the Town's website. Mike Melnick gave an overview of the 2002 space needs study and continued on with a history of the old town hall and concerns with the current town hall. Jim Kelly stated that one thing that will come out of these meetings are documents, facts, questions that could be useful to the general public and would be posted to the town website.

Jim Kelly provided a presentation that was previously presented to the Board of Selectmen. He stated that this is a good time to review uses in each of town buildings. Fairbanks is in need of more space. Flynn appears to have enough space. The town hall structure itself is in fair condition. No insulation, but asbestos, lead, etc. likely. Even with the structure in fair condition, when renovating a structure you must bring the building up to current state building code which means the scope of the renovations tend to become larger. For a frame of reference to current conditions and possible scenarios the committee should review the Bargmann Hendrie and Archetype study.

Jim Kelly would like to make any improvements energy efficient which can be difficult to do with an old building. The current roof condition is average to poor. Slates tend to fall off in the winter. The plumbing and heating systems are wearing out.

The question is what should Sudbury do next and that is what this committee's mission is for the next 6 months. Jim showed the alternatives to reconfigure for different uses as presented to the Board of Selectmen with costs associated with each. Jim stated that these are the options so far. More can come from the committee's discussions. Ms. Hogan asked if alternative one and two as shown in the presentation would mean IT staff would be consolidated as well. Jim clarified staff expansion or consolidation has not been considered just merging spaces of existing staff. Ms. Hogan suggested looking at IT merging for all alternatives but should investigate cost. Ms. Asbedian-Ciaffi asked if we have looked into renovations to Fairbanks with an addition to be placed where the basketball courts currently are located. Mr. Melnick thought the courts area does not have enough space.

Mr. Kupfer reviewed the mission statement in more detail, the roles and responsibilities of the committee and timetable. Sally Hild asked what the deadline for the CPC was for funding this year. Mr. Morely stated it would be the end of November and reminded the committee that CPA funds could be used for historic purposes but not for demo and rebuild. Ashland Town Hall is a good example of a historic renovation. Bedford was turned into a meeting space. Needham is another example. It was recommended that the committee take time to visit these locations.

Town Hall Blue Ribbon Committee
Minutes
May 18, 2015
275 Old Lancaster Road
DPW Building

Howard Gold asked if demolition is truly an option. The demo delay question arose as to whether or not town hall could be demolished or if Historic District Commission can stop demolition delay outright. Staff will look in to this question. Ms. Hogan stated that with any work to add space, parking should be included in the study.

The committee discussed the roles and responsibilities of the elected positions. For chairman a nomination was made for Howard Gold by Chris Morely and seconded by Christine Hogan. Jim Kelly nominated Mike Melnick. Mike would like to continue the process and has a long history with public facilities and knows the various challenges. Frank made a motion to nominate Mike Melnick chair. Chris seconded. Unanimous vote.

Frank Riepe made a motion to nominate Sally Hild as Clerk and seconded by Christine Hogan. Unanimous vote.

Nomination of Howard Gold for vice chair by Christine Hogan and seconded by Chris Morely. Unanimous vote.

In order to set future meeting dates Mike Melnick recommends every other Monday night starting June 1 at 7pm. June 1st, 16th (Tuesday) , 29th. All agreed.

June 1 agenda will include a Town Hall visit from 7-8 and then meeting until 9.

Motion made, seconded and voted to adjourn the meeting at 9:00 pm