

Five Main Street Committee

Meeting #2

Wales Public Library

January 29, 2015

Attendance: see list

Chairman Gary Burdick called the meeting to order at 7:10pm. All persons present were considered members if so desired. Town Clerk Leis Phinney swore everyone in "... so help us God."

First concerns were about finances. Can we afford the light bill, etc? Leis reviewed the debt schedule and reported that we were in good shape as we owe nothing on #5 and got three years of taxes back. Leis stated that Janna Randall reminded her that there were some liens but the paperwork from Pioneer Valley Bank was lost and presumed forgiven. Tantasqua Regional owes us a rebate of \$70,000 from the original loan to build the new High School. We still have user fees for kids attending there, but will become more and more solvent in the coming years, assuming we add no more debt. (I really could not understand all this but it sounded good!)

Leis was on a former #2 Main Street Committee so has some history for this current group. If members wish to post to Les, they will need a password which will be granted.

Next item on discussion was the TOUR on January 24th as about twenty people visited the house. Which was a family home until vacated. We were reminded that as a Committee, we may only recommend actions to the Planning Board, not require them. Therefore, Gary Burdick will recommend that the house get cleaned out, preferably by a service that will not charge for the work. Since it was a family home, the question of change of occupancy was also raised. Also recommended that a state approved building inspector prepare a written report about the capacity, weight allowances, handicapped access, code 209 (?), etc. An estimate of \$1,500-2,000 was raised as a baseline.

In the meantime, since the building is being heated etc., the question of interim usage was raised. Could Chief Hastings use it for storage while continuing to do public business at the Town Offices? Joanne Higgins raised the issues of interim use versus final use. Only the first floor would be accessible due to the lack of elevators which would be prohibitively expensive. Can the yard and the house both be used at the same time. A long discussion about access to the land behind the house ensued. Gary would like a Veterans Memorial area so that all the many memorials scattered all over the town could be together. He reminded all that this was a FUTURE consideration. Questions about how the backyard could be accessed engendered many ideas. Is there enough room on the north side of the house to build a two lane road if that is what is required or needed. Questions about Road versus Driveway were raised but no one had the definitive answers and more research is recommended. What to do now that will not hamper future plans?

We returned to the original plan raised at the beginning of the meeting to recommend a building inspector and spend money now to secure a basis for the future. We know that the land/building/etc. is not in compliance with any future plans we might want. Therefore several motions were made as recommendations to the Selectmen. Keith Hood drafted a motion: To hire a certified engineer to evaluate 5 Main Street as soon as possible for use as a Town Offices, Police Station, Library, etc. and that the report be shared with the committee. Moved, seconded, and passed. A second motion re Surplus Town Property (the stuff left in #5

Main Street): To solicit bids using a formal bid process to have Number 5 Main Street cleared out by a professional company who might purchase the contents only, not fixtures, etc. (wording was changed many times??). Moved, seconded, and passed.

JoAnne Higgins will send a survey to the Selectmen asking which departments are interested in using #5 (first floor only) and include a date for return.

Concerning the Driveway, Keith was also asked to have Bruce Cadieux (who was home getting a much needed rest) to look into the specifications for driveways/roads for the property to take to the Planning Board which meets every two weeks (as does the Board of Selectman).

Chief Hastings was told by a Selectman that he could put his cruiser on the property to get it off the roads in all this weather; some adjustments to the antenna will need to be made.

Minutes from January 21, 2015 were accepted.

Meeting adjourned at 8:05pm

Carolyn Boehne, Secretary pro tem

Attendance

Gary Burdick	Chairman
Michael Whalen	Resident
Bill Darnley	Resident
Roy Lainson	Finance Committee
Jay Hastings	Police Chief
Leon Givner	Public Access Committee
Geri Sullivan	Resident
Richard Learned	Resident
Leis Phinney	Town Clerk
Nancy Baer	Town Librarian
JoAnne Higgins	Parks Committee
Carolyn Boehne	Library Trustee
Cheri Fisher	Resident