

Five Main Street Committee

Meeting #3

Wales Public Library

February 19, 2015

Attendance: see list below

Chairman Gary Burdick called the meeting to order at 7:05pm. Minutes were read and accepted with one addition. Though Keith Hood was mentioned several times in the body of the minutes, his name was inadvertently omitted from the attendance list...sorry Keith.

First order of business was the response to the "Survey of Suggestions, Opinions, and Requests" sent to all Town of Wales Boards, Committees, Appointed and Elected Officials. Only three surveys have been received. The Secretary Carolyn Boehne will hold the originals. Mike Milenase was not present and wanted an extension. We want as many ideas as possible before the Town Meeting to avoid commotion and confusion at the meeting. In order to provide as much access as possible, Leon Givner suggested that the next meeting be at Cable Action where people could call in with questions etc. It was decided to have it at the Selectmen's Office where it will be taped.

The Committee requested that all departments keep the surveys coming in. Keith stated that the Planning Board wanted some more time. Roy Lainsou said that the Finance Committee completed the survey as a group with consensus. Either way is acceptable. All the departments received a Survey but since not all have replied, an extension needs to be granted but with a firm date. The three Surveys that were received on time are to be dated. After much discussion of due dates, Keith Hood moved to allow additional Surveys to be received until the close of business on March 13th. The Committee needs time to collect the ideas and select the top 2-4 choices in time for presentation at Town Meeting. Seconded by Gary Burdick, approved. The Committee reviewed the three Surveys received. Questions were: 1. What Department would benefit from being at #5 Main Street? 2. Why is that a benefit? 3. Do you have an opinion about the potential use of #5 Main Street?

1. Christine Randall - The Wales Police department would benefit from this location. A park with dog walking trails would also be great. Reasons: the Police Department would have a secure location with parking and could have classes or trainings there. With a part time Police department it is sometimes difficult to connect with them. Opinion: Utilizing 5 Main Street at its maximum is imperative. It should be accessible to all residents; moving some town offices there could be a plan.
2. Finance – This Committee does not need the building at #5 and feels that no department, board, or committee should move there with the exception of the Police cruisers in the garage. Reasons: N/A Opinions: No employee should move there as the goal is to build a new facility there. Due to ADA, any employee moved to #5 probably could not be temporarily moved back to the Town Hall during construction. Housing the Police cruisers would be fine if the garage doors are updated. Once parking at #3-#5 is resolved, some Town Offices could move to the first floor of #3. The property in the back of #5 should be developed into a Memorial Park with a walking garden for all our war memorials.
3. Nancy Baer, Library – The Library would not benefit from using # 5 as the problems are similar to its current location: lack of access; structural issues, etc. Opinion: ADA 1992 would require an elevator and many other changes. Property could be used to build a new Town Hall, Library, and Police Station.

Several members asked for copies of the surveys which were distributed at the end of the meeting.

Issue of clearing #5 Main Street. The Selectman agreed that Gary may draft the bid to purchase the contents of #5 Main Street with a \$400 security deposit and a date of 15 days to clear the space or Wales keeps the \$400. The bid proposal will be on the Selectmen's desk next Tuesday, February 24th.

Issue of Engineer. An engineer is required for change of occupancy etc. Amy Bishop has identified two so far. Other referrals are welcome. Mike Milenase wants the whole property included in the work. It is not the Committee's job to hire anyone but to generate ideas and support. Snow is an issue as it is not possible to really assess everything with so much snow.

Issue of driveways, roads, and easements. Joanne Higgins has researched the deed and distributed some information. There is an easement between Burkes and White with a drain there and a catch basin on the left side of the property. In 1941, the state increased the width of rte. 19 and the easement was to repair the ditch (?). The property has 160 feet of road frontage. Bill Darnley spent many hours looking into the measurements or driveways etc. and felt very strongly that we need to be very careful about the legalities of roads and driveways. (Bacon and Wilson are being interviewed by the selectmen as potential counsel). The question is "Can we use the property with a road or driveway now and what about later?? The 4,000 square feet out back will require a road and parking to be useful. The current footprint of the building will not support an appropriate new structure. Bill Matchett (president of the Planning Board) stated that we may just have to add onto the current building. More questions about ADA compliance and new versus old structures were raised. Clarification is needed.

Issue of warrant. What can this committee get to Town Meeting? Some people want a plan right now; others say much more planning is needed to cover all the bases. The purchase was considered a good deal but there are still those who say, "Sell it"! With these feelings floating around, it is imperative that what is presented be well thought out. We need to present all the ideas collected with the pros and cons supported by appropriate research, not just opinions and hearsay. Question of having an information table at Town Meeting but have good solid information with facts was raised.

Next meeting at the Town Hall on March 5 at 7pm. Agenda: Clean out bids; engineer; surveys; more research.

Attendance:

Gary Burdick,
Carolyn Boehne,
Keith Hood,
Nancy Baer,
Leon Givner,
Ed Boyce,
Bill Darnley,
Richard Learned,
Roy Lanson, Geri Sullivan,
Bill Matchett,
Joanne Higgins