

Meeting Notes Dec. 4, 2023

In attendance – Phil Cieply, Mike Goddard, Alejna Brugos, Mike Amendolia, Mark Bucchino, Amy Wilson-Kent, Tom Fichtner, Karen Slattery Meade, Diane Howell, Lawney Tinio and Peg Nogueira

Meeting called to order at 6:30 p.m.

The Committee unanimously approved the secretary's minutes from Nov 28, 2023.

Mike G. and Alejna B. reported on their meeting with the Town Counsel re: the process of removing the Conservation restriction from the North Ave/ Hopedale St property. The restriction would require a 2/3rds majority acceptance from the State Legislature. There would also be consideration as to the “compensation” that would have to be made by the town in either money or land. We would have no idea as to what that amount would be. If it were a land swap, negotiations would go through the Town Counsel. It would further entail a warrant article to have the townspeople agree to the swap/compensation. It was mentioned that even in the best scenario, the bill would not go before the state legislature until 2025.

Mike G said the modification has 3 areas of concern: Building size, Building Use and the “change in use” from what was originally planned by the land owner (Gary Smith).

The committee took all these concerns under advisement. Phil C, Committee chairman, asked for a vote to be taken as to the final site selection .The vote was as follows:

North Ave /Rte. 16- In favor of this site was Mike Amendolia, Alejna Brugos, Mark Bucchino, Phil Cieply and Chief Kurczy.

Abstaining was Peg Nogueira and Lawney Tinio. The measure passed and the site has been chosen.

Next topic was the design and price quoted by the Architect. We all felt that the price was a lot higher than what we originally felt the town could afford. Mike A., who is in the construction business, stated that certain design features, like the roof, could be constructed at a lower price if there were not so many “cuts” in the design of the roof. He would like all of us to look for a building design that would “fit” the site.

It was recommended that the Committee solicit ideas and feedback from the historical commission as it will be near the center of town near other historical properties. The communications team from the committee will handle that.

The capital planning committee, headed by Chief Kurczy, will begin planning their strategy for funding. It was also suggested that Sen. Fattman and Rep. Murray be invited to a meeting to discuss possible funding sources.

Peg N volunteered to send a thank you note to Anne Mazar for the time and energy she devoted to researching the conservation restriction .

The next meeting is to be held on Tuesday Dec 19, 2023 at the Mendon Senior Center at 6:30pm.

Phil will be inviting the COA members to meet the committee and Peg has invited the current and incoming President of the Friends to join the meeting as well. There will be light refreshments served and the opportunity to discuss future funding ideas.

Meeting Adjourned.

Peg Nogueira

Acting Secretary