

Town of Kingston
Senior Center Building Committee
Meeting Minutes
March 28, 2007

1. The meeting was called to order at 7:05 p.m. by Chairman, Paul Gallagher. Other members present were Muriel Boyce, Dave Colter, Linda Felix, and Ron Gleason. Absent were Phil Burnham and Jack Burrey.

2. Paul opened the meeting by going over some of the discussions that were held at the last meeting, March 14th, for the benefit of Ron Gleason and Dave Colter who were unable to attend that meeting. Some of these were noted as follows:
 - ⇒ There is a 6-acre piece of property further back than what the BSC Survey covered and while it had been requested by us to be sited, for whatever reason was overlooked. We do know though that there are numerous wetland areas on these lots and there may be vernal pools there too that would need to be viewed in the Spring. Paul stated that a decision needs to be made by the Committee whether we want to buy this property and try to somehow circumvent the present by-law but Paul stated that a lot of work would have to be undertaken to accomplish the end result.

 - ⇒ Ron Gleason asked just where we would get the money to buy this property and was the \$200,000 that the previous State Rep., Tom O'Brien, had secured for us from the State still available? It was stated that this money could still come to us under the new Governor. Ron again mentioned that this property is a long way back, very near the railroad tracks and it was mentioned that it was some 1,500 feet from the nearest street and to get way back into this area we no doubt would need some kind of an easement to get there as well. It is thought that this piece of land - one house lot - might be offered for \$260,000 but Committee did not think we would have to pay that much in view of the facts that it is so far back with no access/egress presently so the cost of putting in roads of some description would have to be factored into the actual total cost of just the land itself. The discussion continued that while we have \$3M to spend on a new Senior Center but the question is, just how much do we want to spend on a new in-and-out road/driveway and would it all be worth it.

3. After these above discussions, Ron Gleason stated emphatically that we are not moving forward at all and we are just sitting here and it does not seem we are

going to go forward any time soon and it was felt that 10 years ago, when things were not so stringent, the building of the Senior Center would be done by now, and all of this was discouraging. Paul Gallagher continued by saying we could continue to proceed and investigate all of our options further but right now we are not in the position to proceed with a particular lot. What we can look forward to is what might happen with the sale of the McFarlane property. Ron asked if we could call the BSC group and ask why they did not survey that back lot near the railroad tracks in their survey. Dave Colter asked just how was the RFP written that caused us not to get what we asked for in the survey but Paul didn't have a copy of the RFP available. Dave continued by saying that if someone else grabs this land, we could end up "dead in the water". It was thought there was also another piece of land that might work but we did not think it was for sale.

4. Paul then went on to mention how if the Conservation Preservation Act Committee moves forward to buy the McFarlane property, how would the SCBC members feel about that? Dave Colter felt that we own land now to build on and we would be spending so much more money to purchase some of the McFarlane acreage and build on that. Dave went on to say that until we know whether we can go along the land way out near the railroad tracks, we cannot do much of anything.

5. In the end it was noted that there is a large family involved in the sale of the MacFarlane property and the true price of what they might ask is really not known yet.

6. Paul Gallagher went on to say that at the Annual Town Meeting, the Committee, through Jack Burrey, will bring out that we are still pursuing work being done in the latest RFP, Catlin Architecture will be asked to get out and look at the lot mentioned above near the railroad tracks, and we will be addressing the latest information we have available on all these sites/lots with the Conservation Commission again. Paul went on to say, while we can wait and see what happens with the MacFarlane property—but if two months down the road we can do something with the railroad track property, we can have a special election and perhaps get some money from the CPA to pay the \$6,000 to hold a Special Town Meeting.

7. Dave Colter asked if the BSC Group would be looking for more money for redoing what we actually asked for in the beginning. Paul will proceed on this matter.

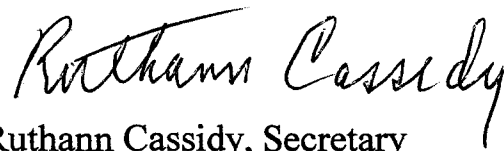
8. Ron Gleason made this summarization: 1) we are not giving up on the present site, 2) we are really not interested in the MacFarlane property and 3) but we are willing to go ahead with the land by the railroad tracks. We can make it work. There would be two roads, one in and one out, and you would come out into the driveway going out of the Town Hall parking lot. We could also put some additional things on this land besides the Senior Center, something for the youth, bringing the youth and the elderly together. And maybe the CPA monies could be donated to us for the 4.5 acres we need on this land.

9. Paul then stated that we should ask the Moderator at the ATM to allow us to speak to the Article we now have on the Warrant to the effect that we are not going to go forward with it and why. Having already appointed Jack Burrey to be the spokesman at the ATM for the SCBC, Jack will get up to raise this question as well as to speak to the MacFarlane property Article that the SCBC cannot afford to buy any of it.

10. As already posted, we will continue to meet next Wednesday, April 4th, at 7:00 in Room 203.

11. There being no other business to come before the Committee, a Motion was made by Ron Gleason and seconded by Dave Colter to adjourn the Meeting, it being 7:45 p.m. and it was so Voted.

Respectfully submitted,



Ruthann Cassidy, Secretary

(To read the March 14th Minutes along with these Minutes would be helpful to the reader.)