

Town of Kingston  
Senior Center Building Committee  
September 26, 2007  
Minutes

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1. Paul Gallagher, Chairman, opened the meeting at 7:00 pm. Present were Muriel Boyce, Dave Colter, Linda Felix, and Ron Gleason. Absent were Phil Burnham and Jack Burrey.
  
2. Paul told the Committee that Jack Burrey, Vice Chairman of the SCBC, had received a letter dated September 14, 2007, signed by Miriam MacInnis, Secretary to the Finance Committee, advising him that the Finance Committee had voted at their meeting last evening, after meeting with Town Treasurer, John LaBrache, that our SCBC Committee at John's urging needs to address the financial ramifications of not spending the funds that are being reserved for construction of a new Senior Center and went on to say that not spending that money in a timely manner could result in penalties against the Town. John believes it is essential that a site be selected and plans be finalized. Jack Burrey in turn has shared this letter with Paul and pointed out that the monies involved would be the \$1.2 million that was not used by the Schools but was turned over to the Senior Center, and those monies had been borrowed at a very low interest rate and the Town continues to earn money on those funds. Paul mentioned that he had not seen any letters from John LaBrache on this matter priorly but this matter will be taken into consideration as we proceed on our plans to now move ahead as described further in this meeting and its Minutes. **(A copy of the above mentioned September 14<sup>th</sup> letter has been attached to these Minutes and the original has been returned to Jack Burrey.)**
  
3. Paul went on to say that he and Jack Burrey had met with the BSC Group to discuss the property way back and up from the original site nearer the railroad tracks. BSC has put plans together and done a thorough job. They have researched a lot of background with no cost to us and we also sat down with them about how to get to this piece of property which has always presented problems of some degree. And it was again agreed that the possible use of the above mentioned lot and the original lot down just off the Town Hall area are both possibilities but there are a lot of problems to overcome with both of them. Access with the back lot and now it seems there is a difference of opinion of just where the vernal pool problem are located on the original lot between Gary Langenbach, Chairman of the Conservation Committee and Maureen Thomas.

Enforcement Officer. Gary thinks it is much further back on the property and he and Maureen will research this once again. Other issues too still prevail such as drainage and environmental.

4. At this point, Paul mentioned that he and Jack Burrey in discussions when Jack was carrying out his endeavor to research these pieces of land agreed that they always come back to the original site as being the one that should be researched further and try to move on it with the help of the Conservation Committee.

5. Paul was advised in discussions with BSC that it might be worthwhile to meet with Gary Langenbach and Maureen Thomas and to start discussions again about the original site. To set up such a meeting, Paul did meet informally with Gary Langenbach and Gary's biggest concerns are the wetlands and drainage but there is newer technology out there that might lead us to believe that looking into the original site further, that it just might work with further meetings together. It was the Cons. Comm.'s suggestion that we go back to the original site, rearrange the parking design, which should correct some of the drainage concerns. It was agreed that we would still have double the amount of parking than is now available at the Reed Bldg. It was suggested to also tie in John Catlin, the present Architect, on what other new technology he might be aware of, also on drainage problems. Rearranging the parking areas would also lead to rearranging other areas of the present original site. Paul went on to say that at this point he did think we should definitely go back and work with the Conservation Committee to further discuss the above at length and also the maintaining of whatever vernal pools there are and where, and maybe replicate the exact place that is found to be the only vernal pool. And emphasized that we would have to go to great lengths to take into consideration the wetlands, drainage, parking, replicating needed and it might be a good idea to bring in Paul Basler, Superintendent of the Highway Department, etc, to discuss what needs to be changed in his area to accommodate a few of the things that we have suggested be rearranged, like the proposed parking for the Senior Center and a couple of other items that have been mentioned.

6. Gary Langenbach and Maureen Thomas have suggested the SCBC put a plan together and then come before the Conservation Committee with 'what we are thinking can be done to get us back to a build on the original site to the left of Town Hall' and then hearing that, we can hopefully and possibly go ahead and work with each other to proceed and complete a plan for a new Senior Center.

7 Paul continued by asking if the Committee thought we could cut back on the present size plans but some thought 'not'. Muriel Boyce mentioned that we still need to take into consideration the finding of the actual vernal pool thought to be in there but maybe not where we originally thought. Paul commented that a lot of the layout of this piece of land has changed with the dry/hot summer we have had and perhaps we could go ahead with the original site as thought to be if in fact the vernal pool ends up in a different location than first thought.

8. Dave Colter commented about and asked why aren't they willing to look at the back lot near the railroad tracks? Paul stated that it was thought that the first site, even with its wetlands and some of the "new fill" that has been accumulating there, would still be a better site than any of the others we have looked at over time. Ron Gleason added that we may even end up going through where the "new fill" is being dumped but he knows that Paul Basler is agreeable to working with us on this and any of the wetlands' problems and he is aware that some of his Highway storage areas might be effected. Ron Gleason asked if the new Senior Center was to have a cellar and he was advised that it is to be built on a slab, mostly because of the wetland conditions.

9. Paul also mentioned that new technology is kind of what is behind the Conservation Committee feeling that the first site picked may end up being the best one.

10. A **Motion** to proceed on reviewing and proposing the original site was put forth by Paul Gallagher and **seconded** by Linda Felix but additional discussion took place asking that the actual new plans be brought "up to scale" so the Committee could visualize them better. The Motion continued to be moved, including the plans being updated and any other concerns the Committee might have, and it was **so Voted**. The Committee all believe that the above position looks like a win-win situation and lets us move ahead as desired by going before the Conservation Committee at a yet to be scheduled date.

11. Paul again stated that we will get everything blown up to scale and just "where is what located on the property" and then we will go before the Conservation Committee and possibly revisit the site, address the conditions, any questions and concerns will be raised and address them at this time, and in the end make a proposal to proceed on this site, Paul went on to say that Jack Burrey will

address some of the concerns we have and then put a new plan together and then schedule an appointment to meet with the Conservation Committee.

12. Paul at this point summed up that our plan will be to:

- a. have Jack Burrey bring "up to scale" the plans of the proposed building and the wetlands,
- b. formulate a list of issues and concerns and work with Maureen Thomas for input,
- c. meet again and prepare a plan for our presentation to Cons. Comm., and
- d. schedule an appointment for making our presentation to Cons. Comm.

13. Paul also mentioned that Auditors were looking for an update on where the Senior Center stood and he made a general statement of where we are now and where we are going with some new plans and where and when we plan to move ahead.

14. Dan Sapir was attending the meeting and asked some questions about our having just talked with Gary Langenbach and Maureen Thomas and did Paul feel they were in a position to explain our issues and concerns to the rest of the members on the Conservation Committee? Paul explained that it was felt that we start conversations with them to get on common ground and then we plan to talk to and make a well thought out presentation to the whole committee when we are in a position to be sure that 'cooler heads will prevail'. Paul went on to say to Dan that a lot of new concerns and issues that will need to be discussed are because some of these issues before us now have changed and it is thought that there is a new opportunity to put a new plan together and it may be well received and we can then proceed to go ahead. Also, we are not buying the MacFarlane property and that makes for a new opportunity to think more clearly about going ahead with some parts of the prior plan, and without spending more money on Consulting Fees by going to the Cons. Comm. on possibly some different options. Dave Colter stated that if Cons. Comm. will not work with us, then we cannot move ahead any more but Paul says that the main things that need to be brought up are going to be addressed which should allow us to move ahead. Dave added that at

some point we need to tell the Public if it is not going to happen at all or at least not any time in the near future.

14. At this point a small discussion took place about the latest information known to be in discussion with the Conant Group on the Maple Street project and where that stood in the latest Selectmen Meeting discussions. It was noted if and when that project goes ahead, it is possible that there would be a contribution to the present Senior Center's funds by the Conant Group in the amount of \$800,000, which is not now part of the \$3+ million we presently hold.

15. A Motion was made by Ron Gleason and seconded by Muriel Boyce to approve the Minutes of the July 11, 2007 Meeting and it was so Voted.

16. The posting of the next Meeting was put off until further work as described above has proceeded according to present plans.

17. There being no other business to come before the Committee, a Motion was made by Linda Felix and seconded by Ron Gleason to close the meeting, it being 7:45 pm. and it was so Voted.

Respectfully submitted,



Ruthann Cassidy, Secretary

Att.

**TOWN OF KINGSTON**

**MASSACHUSETTS**

**FINANCE COMMITTEE**

14 September 2007

Mr. John C. Burrey  
18 Brewster Road  
Kingston, MA 02364

Dear Mr. Burrey:

After meeting with the Town Treasurer last evening, the Finance Committee voted to ask you to urge the Senior Center Building Committee members to address the financial ramifications of not spending the funds that are being reserved for construction of a new Senior Center.

Mr. LaBrache advised that not spending the money in a timely manner could result in penalties against the town. He believes it is essential that a site be selected and plans be finalized.

If you wish more detail about his concerns, Mr. LaBrache can be reached at 781-585-0508.

Very truly yours,

Miriam MacInnis  
Secretary to the Finance Committee

C: Town Treasurer