



***Town of Tyngsborough Community Preservation
Committee***

25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115
Fax: (978) 649-2301

Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Ken Times, Treasurer

**Meeting Minutes January 31, 2007
Members Attendance:**

Present: Linda Geyer (LG), Christine Chisholm (CC), Ed Smith (ES)
Rich Lemoine (RL), Warren Allgrove (WA), Mark Rohrbaugh (MR)

Absent: Mark Pease (MP),
Kenneth Times (KT), Eric Lantz (EL),

Meeting Location: Community Room, Town Hall

Chairperson, Linda Geyer called the January 31, 2007 meeting of the Community Preservation Committee (CPC) to order at 7:06 PM.

Agenda Item 1 – Welcome new member – Ed Smith

Henry Jungmann has resigned as the representative from Conservation Commission due to health reasons. Ed Smith has been selected from the Conservation Commission to represent them. Ed has been sworn in.

Agenda Item 2 – Correspondence and Communications

1. Letter from Charles Zaroulis stating the closing of the deed to Tocci property in December.

Discussion on clean up of new campground property clean up. Selectman have a plan to offer left over trailers and other surplus items left on the property to townspeople. A jersey barrier has been placed over the entrance to prevent unauthorized use of the property until it has been cleaned up.

Agenda Item 3 – Signing of the Invoices for approval

Enstrat, Inc. bill approved by those attending for the Phase I Environmental assessment and soil sampling investigation of 76 Frost Road, Tyngsborough, MA \$3,390.19

Petersen/Lachance Realty Advisors Invoice approved for \$2,500 for appraisal services rendered in connection with the St. Mary Magdalen Church land.

Agenda Item 4 – Vote on prior minutes meetings

LG – We will wait until Eric and Ken are available to vote on Dec.3rd meeting minutes.

Agenda Item 5 -- Architect Presentation on Old Town Hall restoration

Joe Rizza, representing Court St. Architecture, Inc, gave a presentation on the restoration and reconstruction of the old town hall. Some of the issues discussed were: the parking; ADA access; restored and reconstructed structure; historic and cultural significance of the Old town hall; the property would be use after completion; cost of the project as proposed and how the CPC could help pay for this cost. The proposed construction cost is estimated to run at \$2.8M. Two bonds, 10 yr and 20 yr were discussed.

Both bonds would cost the CPC between \$200-300K per year. Interest on a 20 yr bond would bring the total project cost to \$4.2M.

WA- Reminds the committee of the historic and cultural significance of this building. LG- voiced concerns about cost and the fact that the CPC funds would be tied up on this for 20 years. LG – I don't see the need for more stage and auditorium space in town. MR- does not see a need for this type of building for the use as an auditorium where we have other buildings in town. CC- States we must do everything possible to save the old town hall.

Discussions: around what we may be able to do; where other funds may come from; could we phase in the project versus doing it all at once?

A vote was tabled until a future meeting when other ideas may be presented to help make this less cost prohibitive.

Agenda Item 6 – Tocci Purchase update -- Covered in Agenda 2.

Agenda Item 7 – Update on Appraisal and discussions on JM property –Tabled until future meeting

Agenda Item 8 - Warrant article discussions – Tabled until future meeting

Agenda Item 9 - Plans for meeting in February 13th at 7:00pm in the town hall.

Agenda Item 10 - Recommend opening an executive session to discuss negotiations for property owned by the Archdiocese of Boston and SureFine – Tabled until Feb 13th meeting.

Motion to adjourn made by CC, 2nd by WA at 9:35. Passed unanimously.