



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

25 Bryants Lane,
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Linda Geyer, Chairperson
TBD, Secretary

Mark Rohrbaugh, Vice-chair
Ken Times, Treasurer

**Meeting Minutes March 3, 2011
Members Attendance:**

Present: Linda Geyer (LG), Ed Smith (ES), Ken Times III (KT), Guy Denomee (GD)
Warren Allgrove (WA), Joelyn Riley (JR), William Gramer (WG), John Pelletier (JP),
Mark Rohrbaugh (MR), 7:14pm

Meeting Location: Town Hall Community Room

Chairperson, Linda Geyer, called the March 30, 2011 meeting of the Community
Preservation Committee (CPC) to order at 7:10 PM. Motion by WA, Seconded
by GD vote was 9-0-0

Agenda Item 1 – Old Town Hall Restoration Project Proposal

Joe Rizzo representing Court Street Architects for an update on the “Old Town Hall” (OLT)
Renovation.

Mr. Rizzo discussed the opportunities and details of what the plans were- front portico, the back,
and the “tear down” of the items.

Spoke to the kitchen, functions, and the applicability of having these located in the building. At
the main level - all the services will be “guttled” and redone as new construction and maintaining
the historic details of the OLT. The exterior of the building will have the same --- siding and
windows--- putting more aggressive building materials on the OLT to maintain the structure as

historic, but more cost effective. The roof will come down completely, and mixing in new slates to match the old sheeting and maintain the integrity of the building, for up to 100 years. The slate is being removed because the nails fail and the slate will eventually disintegrate and fall off.

There will be snow cones placed on the sides to avoid any falls of ice and snow.

Meeting Room---First Floor ---- Keeping the Staging/Dressing Area/ etc., as well as Toilets, fully Handicap Accessible—

Second Floor----Elevator will go to the second floor--- and maintain the integration of the building.

HVAC and Hydronics --- commercial system. Moving water around to keep the building warm, to keep the building at 58F it is more cost effective to maintain. High efficiency boilers will be utilized--- All lighting fixtures will be energy efficient, and lights will go off when there is nobody in the space.

All plumbing most cost efficient----- also proposing Point of Use hot water---this will alleviate the need to have hot water at all times. ---- Electric is the proposal for this application.

The overall envelope of the building is to close cell foam insulation, “spray application”---- real advantages compared to fiberglass. Also spray the underside of the sheathing --- tightens the building up and this will address the issue of ice buildup. (Icing is kept to a minimum)

The siding will be a “hardy plank” it is a reinforced fiber cement product, pre-finish is available--- lot less maintenance. ...prorated warranty. PVC product for the outside/trim. Recommend painting --- even though it may or may not be necessary over time. This would only require one coating of Latex Paint ---

The eaves may or may not be necessary---but it is recommended completing to avoid maintenance going forward.

Railings would be amenable to the area and the historical aspects---not necessary.

Stage Lighting---can be alternate also----fundraise over time.

The initial budget has been reduced twice, hopefully the bidding climate remains that----but we have areas to which to pull back and achieve “on budget”

Catwalks in the attic to gain access to the mechanical units--- pillars in ground floor for floor space.

*Elizabeth Coughlin---

-Asked about sewer and the energy management. --- Also spoke to the opportunities / interaction to facilitate Energy efficiency. ---- Perhaps a process to have that dialogue with the Town Administration --- etc. To push for the details of payback etc.

-Opportunities within the building for incentives--- etc.

*Linda Geyer

- Windows---? Joe spoke to spec. Marvin Windows, and other competitive bids...Energy Star, Triple Glaze?

-Energy Systems--- Maintenance of Buildings, and operation of the property. The cost and the difficulty of manipulating the process--- There is no random access.

-Geothermal designs---etc.

*Guy Denomee:

-Heating system---? --- Fresh Air? Circulation pumps and the process and opportunities to complete. Hydronics provides better heating process---

*Elizabeth Coughlin:

- Radiant Heating Areas?

*Guy D.

-Difficult to provide ? Up and Down, Not very conducive to fluctuations in usage

*Warren A.

-Spoke to the need to maintain the Historical Image of the OLT---so there was an effort to have materials that would require the least amount of attention, but maintain the historical preservation of the imprint of the building. He spoke of examples--- e.g., the addition on the back--- necessary for the historical footprint of the building. --- One of the large points of the building was the slate roof--- would like to maintain the slate roof and NOT give it up. ---- however, historical also recognized that if the building is NOT done correctly, then it would minimize the use of the building. Historical- WE WANT THE WHOLE TOWN TO UTILIZE THE BUILDING.

-Full Use Building with a Historic Pleasing Footprint !

*Joe added that we are required to meet all HANDICAP ACCESS because of the scope of the project.

*Warren spoke of the building use, past and hopefully present and what it was and all it will be in the future.

*Linda Geyer:

Elevator goes to all “three floors”

Joe and Linda discussed the elevator and bidding process etc. ---not going to be full blown elevator.

*Elizabeth --- Kitchen? Not a commercial kitchen---prep space, only.

---Balcony---outside, will not be accessible --- decoration only.

Agenda Item 2

Lucy Gertz, Tyngsborough Trails

Robert Sherburne

Patty O’Connor

Discussed the Boardwalk for the Sherburne Property and the Positive Aspects of having this instituted on the Property.

There are estimates --- but there is no “hard estimate” as of yet.--- Various funding mechanisms-- - see attached handouts. Total estimate cost would be 30K --- Request for 10K would come from the CPC---

*Ken—when?

-This year.

*William: ---what is there now?

-Marsh --- Field--- It is a trail to the boardwalk to the trail and around---but input for the designer is required. ---

Agenda Item 3 – Affordable Housing

*Rick Deleo

-Housing Authority---Tyngsborough Housing Partnership (THP) Lotteries in the future, and the THP 5013C for charity.

-There is an effort to proceed with a committee to be set up to run this process.

-Housing Authority is looking for 10K, to be utilized for Advance Community Housing Authority to be used by the Housing Authority. --- These Monies would come from the Housing

Community Funds to advance affordable housing--- to be used by the Housing Authority---
Options for the warrant--- these monies would be used for Administration for the Authority.----

-The Merrimack Landing is coming up for discussion as well as a possibility for two acres of land for the “pumpkin batch” --- for that land to build TBD. It is the Housing Authority objected to push forward to provide housing for all individuals ---

*Guy—Affordable Housing---40B--- Explained the difference---

*Warren---This is for Tyngsborough Residents --- for the most part. All this information is to be used to facilitate to push forward the Housing Authority. --- as well as other projects---

-Rick Confirmed the aforementioned.

John P. spoke to the process of 40 B and the Affordable Housing and how the process works---

Warren spoke to the fact that Tyngsborough is self funded. Rick Confirmed---

Ken –Is 10K enough? Rich and John spoke to the fact that they were not sure, but believed that it was---

Ed Smith—What about Indian Lane? --- DOT? There is a dialogue that is taking place, and the process is moving forward---

William: How does the funding work? John and Rick explained the process and how the funding works with CPC and the Housing Authority.

Rick: Spoke about the Monies in their account--- and the monies that were allocated to the Tyngsborough Housing Partnership.

-This will be looked at by Linda/Ken and the Town Treasurer.

Joelyn is leaving at 8:46 PM.

Agenda 4:

Warren spoke to the Historical Committee and the operating plan and preparation for town meeting for usage of the OLT ---

Linda spoke of the Power Point presentation---

Pictures.

Other Towns have done.

Utilization of those town halls.

- a. Cultural Centres
- b. Leasing
 1. Weddings, Networking Events, etc.
- c. Public Meetings.

The first year will be done by the Historical Commission and then gradually move it to a self supporting building --- e.g., Memorial Day, Festival Of Trees.

Warren spoke to the “like buildings” and renovations etc. --- and the numbers are comparable numbers---

Joy--- City of Salem, Hamilton Hall--- 4K for wedding

---Town Of Arlington, 4,5K --- etc.

Warren also spoke about the caterer--- and the possibility of usage---Historical working with the Recreation Department for the first year.

Elizabeth:

-Spoke of her support for the project--- and the need to push it forward, and the fact that “things” get adjusted. Finish Project? --- Warren --- stated within 6 months after the monies have been allocated and commenced.

Linda spoke of the BEST “common sense” operating plan for the Town Of Tyngsborough---is the system working? Is it successful in other communities.

Bob:

-Spoke of having a proposal --- to deliberate on---more structured dialogue --- He is glad it is moving forward—Not everything has to be “in stone” --- As soon as there is a structure --- how it is going to look--- cost to be associated with it--- and list the options out for the usage ---
- Usage? Funding? Real Cost of Building?

Elizabeth: --- The timeframe ---monies --- registered for Federal and State Grants---Funding? Has this been explored.

Warren: There is little opportunity for grants--- State and Federal--- We need to move forward. Identify future funding sources.

Agenda Item 4 – Tyngsborough Trails – Sherburne Property

Lucy Gertz, Tyngsborough Trails, Robert Sherburne, Patty O’Connor

Discussed the Boardwalk for the Sherburne Property and the Positive Aspects of having this instituted on the Property.

There are estimates --- but there is no “hard estimate” as of yet.--- Various funding mechanisms--- see attached handouts. Total estimate cost would be 30K --- Request for 10K would come from the CPC---

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Agenda 5: Barn Restoration:

No update on the barn---work in progress.

Agenda 6: Riverfront Park and Bicentennial Fields

Michael G. ---Deferring the Bicentennial Fields.

Michael G. --- Riverfront Park---was substantial completed. The most significant would be the erosion of the banks--- Spoke of the Sewer Disks from Hooksett NH, the need for additional monies--- e.g., 10K --- will be open this Spring. ---

The BOS accepted an offer for regulations and use by Recreation.

Elizabeth spoke to the Historic Value of the Riverfront Park---and looking at varying type of policies--- Spoke of Thoreau and The Campground ---

Agenda 7 : Weed Control – Lake Masscupic

Already done

Vote: Motion to accept Meeting minutes of March 9, 2011 by GD, seconded by WA.....

All those in favour

8-0-0

Motion to pay fee of \$1500 to the CPC Coalition --- Warren second by Ken --- All those in favor
8—0-0

Motion to Adjourn ---Warren second by Ken

All those in favor 8-0-0