

Facilities Master Plan Committee
December 22, 2016 at 5:00 p.m.
Town Offices – Meal Site

Members Present: Jim Ayres, Robert Barker, Kim, Boas, Mitch Cichy, Carol Conz, Nick Dines, Fred Goodhue, Charlene Nardi, Eric Weber

Members Absent:

Others: Dillon Sussman (facilitator, Pioneer Valley Planning Commission (PVPC)), Bill Sayre (Board of Selectmen, Chair of the Public Safety Complex Committee, Caitlin Marquis (Healthy Hampshire, Collaborative for Educational Services (CES)), and Marie Westburg, (Outreach Coordinator for Smart Growth America, Senior Center Director).

Reviewed and voted (RB, FG) to approve minutes of December 8, 2016 with change to include Kim Boas as present.

Update on related activities:

Healthy Hampshire Grant:

Nick Dines, Marie Westburg and David Chase are going for a grant through Healthy Hampshire for demonstration, quick tests to see community reaction to changes at the James site that creates green space. It will include cutting / removing the hedges, putting out picnic tables, benches, possibly temporary striping on road. These will be temporary changes mostly to see how the community reacts and uses the space. The demonstration will utilize the complete streets tools.

PVPC – DLTA Funding:

Opportunity to continuing planning and looking at recommended changes in zoning that came out of the SGA workshop and the prior 2011 study.

Keller Williams:

Bill Sayre, Charlene Nardi and Dillon Sussman met with the Keller Williams firm which help communities fill vacant buildings by creating and facilitating public and private partnerships. It is felt that the Town is not really at a place to work with them yet. May be an opportunity if we decide to sell or lease the property to someone or selling the property and the Town leases the building from the private owner.

Again noted that the Public Safety Complex is driving the conversation about James because it has been the only site identified. PVPC will provide a map of all the sites along that route 9 that may work. Flood Plain is the concern but it was suggested we could use a grant to mitigate / address this issue opening up the option of other sites.

Nick Dines did some work in regards to applying for a grant on pre-disaster mitigation for Route 9. Discussed the clean water act 319 and Chapter 604B for planning, USDA loans / grants for municipalities. Noted that if the Town did some mitigation on the flood plain it would open up more sites for the PSC. Shared drawing of a public safety complex on the lot along Route 9 owned by Lashway. The drawing has the same square footage as the DRA design but is more in

line with the design of the A-1 Pizza and Cumberland Farms building (fits in with the other buildings). The design allows for lawn in front of it, lots of positives, could include the walkway behind it along the river to follow behind all buildings. While the cost may be increased because cost of property the money could be viewed as buying a town commons (frees up the James site for community use and space). Discussed that the public safety complex could be smaller if the program was looked at again. It was stated that the Lashway site is for sale.

Members felt that if the emergency service program was split up, the Highway Department site could be used or police could be in the ground floor of the James building.

Discussed the difference between the flood plain and working within the river front area (100 and 200 feet) and which requires mitigation.

According to the Building Inspector, the flood plain maps are to be redone by September 2017. The Town has not been able to confirm that through FEMA or MEMA.

Williamsburg Facilities Scenario Form: Each member completed the form stating their ideal for use / reuse or disposal of the town buildings. The exercise was to help find a consensus on what to recommend to the Board of Selectmen. There was overlap.

- Agreed that we can't do everything at once.
- Generally members felt that the Town Government functions and senior center should be moved to the James building
- The emergency services / new building should not be housed on the James site
- Should do a market study for the Old Town Hall, Town Office building, the Haydenville Library, the police / fire station #2, and the fire station #1. (the MDI grant could do this if it is received)

Summary: Recommend that the James building be repurposed for town government, senior center and historical society and archive storage.

Discussed putting police in James building and it was felt it wouldn't work as it changes the use of the site and building, raises concerns of different users (seniors versus police detainees) and security.

Next: Need to have conversation with the public why we need to address building needs. We don't need more public input yet. Is there a role for Healthy Hampshire in this? If we surplus property who would buy it or reuse it? Could this be answered by MDI grant work or by Keller Williams type firm? Discuss a community center or senior center? Can Healthy Hampshire help with information to plan Senior Center programming? Best ways to communicate with public seems to be small grass roots neighborhood meetings.

Dillon will update the draft recommended report to the Board of Selectmen with the information gained from this meeting.

Adjourned at 7:05 p.m.