

Greenville Board of Selectmen
Minutes of the Public Meeting
August 1, 2007

Members present: Debbie Bouley, Mike Lamarre, Scott Blease

Meeting opened at 7:00 p.m.

Town Hall Committee

Members present: Brenda Bergeron, Christine Deane, Pat Wallace, Wally Wallace, and Jim Lambert. Other interested parties: Don Baldinelli, Tom Barrett.

The Committee presented a plan A-1 to the Board for consideration upon the Committee's agreement. W. Wallace explained they have been working on this proposed plan at several meetings with a lot of revisions and updates. This plan shows all Government offices are in the basement and the Library stays on the first floor. Originally there were two plans to show, but the Committee feels it would be better and less confusing to endorse only one plan to be presented to the Selectmen and the Town Meeting. The plan to put the Library in the basement was unacceptable for the reason the Library would need to hire an additional person and everybody would lose space.

C. Deane added if they go with this plan, both Library and Government offices would gain more space. The Library would have a media room and a room for an outreach program. Plus, there would be additional office space and room for expansion for the Government offices. Architect guaranteed the air quality in the basement would not be a problem with the opening windows and 100 % fluctuation of heat.

J. Lambert said the Architect would make a recommendation on how to solve the security issue for employees with a buzzer system or security doors. To solve the parking issue, he suggested the Town makes an arrangement with the Church and Sea Change Company, if they would let the Town employees use their parking space. Another option is to talk to the Police Chief about the possibility to create more designated parking areas on Temple Street and Chamberlin Street.

P. Wallace said they would use storm windows instead of replacement windows for the auditorium, which is less expensive. Also, there would be a multiple units of AC in the building. To comply with the State regulation for Emergency Management, a shower would be installed in the basement and a generator for dispatch would be put outside of the main entry.

D. Bouley stated concern about the potential flood in the basement could destroy important Government paperwork. J. Lambert answered the Library has much more preservation materials kept from the floor to the top while the Government paperwork can be stored a few feet above the ground or in a cabinet. He added the Committee was appointed to work with the Architect to present a plan to the Board and this is the final

plan they would like to be considered. The Committee tried to come up with a plan excluding conflict of personnel, and it is up to the Board to make the decision.

D. Bouley informed the attendees that Marshall Buttrick is working on the possibility of making the Town Hall a historical building.

The Committee believes they will not be ready to present the plan to the Town Meeting in March 2008. The estimate of \$1.1 Million for renovation was given by the Architect, not a Contractor, therefore it is not certain. They are not sure of the cost for renovation. They will look at the possibility of hiring a Contractor Manager to come and give an estimate for the renovation with no additional cost to the Town. They suggested the Town put aside maybe \$100,000 or \$150,000 a year for two or three years. The Committee also considers doing some fundraisers and asks the Board to contact the South Regional Planning Commission for any possible grant eligibility in order to reduce the impact to the tax payers. M. Lamarre suggested a better drawing that is more visible to show to the public.

B. Bergeron made a suggestion to consider looking at two properties located on Old Wilton Road, one is about four acres owned by Boston Rail Road and the other one is about 12 acres owned by Mr. Robert Taft. She suggested the Town approach the owners about selling or donating their properties. Both properties have advantage for water and sewer. This will open up another option to build a new building for all municipal offices including the Fire Department without parking issue. Keep the Town Hall for the Library without doing any major renovation but still maintain the historical side. D. Bouley thought it might be best to wait for the Fire Committee for their research. The Fire Department and the Government offices could share the same property.

J. Lambert asked if the Board agreed to support the plan, the Committee will move forward. The Board gave consideration and will review all aspects of tonight's meeting, and the Committee will be informed how to proceed.

Meeting adjourned at 8:45 p.m.

Minutes taken by,
Elisa FitzGerald

Minutes approved by,
Board of Selectmen

Debbie Bouley, Chair

Michael D. Lamarre

Scott Blease