



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Board of Selectmen/Sewer Commission Meeting Minutes

Date / Time / Location of Meeting February 17, 2018; 9:00 a.m.; Rm 120 Town Hall

Members Present John W. Hadley, Chairman Christopher A. Rucho, Vice Chair Barur R. Rajeshkumar, Clerk Patrick J. Crowley, Selectman Siobhan M. Bohnson, Selectman

Members NOT Present

Invited Guests: Steve Migridichian
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Welcome – Call to Order

Time: 9:00 a.m.

Mr. Rucho will chair the meeting this morning.

Discussion with Steve Migridichian, D & S Realty

Steve Migridichian joined the Board to discuss the temporary relocation of the senior center. He is the owner of 127 Hartwell Street. Town operations were relocated there when the former Mixer building was condemned. Town operations, with the exception of the Senior Center, moved out when the town purchased their new town hall. He worked with Leon Gaumond to arrange a good lease rate for the seniors to remain at the site. He states that they have been a great tenant and about five or six months ago he was approached by a previous tenant on Harwell Street who left and asked for reconsideration to move back to West Boylston. They originally contemplated building a new building, 160,000 square feet, behind 127 Hartwell Street. They asked if they could lease the 127 Hartwell Street building, they worked out an amicable relationship, and they would like to renovate 127 Hartwell Street to add a 125,000 square foot addition, which would bring in 150 jobs to the town.

Mr. Migridichian further explained that he has several tenants whose leases were ready to expire and they have a few tenants who are bound by a lease. He has asked all the tenants to leave the building before the end of the leases and they all cooperated. With regard to the Senior Center, he is willing to help the seniors relocate to another property. He understands they need to stay within West Boylston. Other tenants went to other towns locations in Clinton, Auburn and Worcester. He has looked at several locations around the town for the senior center, contacted developers, and other friends in town. He has worked with the town, the Town Administrator and the Council on Aging Director to establish a baseline of what they need for space and handicapped parking requirements. This is just a temporary move and there is a proposal to secure funds to build a senior center on the Mixer property. They looked at many properties. After trying to find the best fit for space and not

focusing on what the new senior center will look like because that is a custom building, they found the Congregational Church located at Routes 140 and 12. He and the Town Administrator met with the Church Elders. It is a central location, will accommodate multiple rooms, has privacy and security. The Elders voted to accept the seniors on a short-term basis. Mr. Migridichian states his ambition was whatever the town continues to pay him for rent he was going to redirect those funds to the church. It is four or five rooms, ground floor, multiple bathrooms, air conditioned, and handicapped accessible. His recommendation, as the town's current landlord, is to encourage them to consider the Congregational Church as their temporary home for the senior center.

Mr. Rucho and Mr. Crowley served as the subcommittee for this item and they looked at a number of locations. The options are the Congregational Church, a modular unit on 127 Hartwell Street, or a modular unit on a town site. Mr. Rucho added that the meeting this morning was officially posted for upstairs, however, it was moved downstairs and posted within the building. He asked if the meeting would be covered by cable and Ms. Scheipers indicated that it would not.

Mr. Crowley reports that the Senior Center Director does not think the Congregational Church is a good location. There is no separation of the different groups who would be there. The whole purpose of this was to try to work with Mr. Migridichian in the best interest of the town and take care of the seniors. Mr. Crowley noted that he didn't personally take a tour of the church. Mr. Rucho would like to make the church work. There is a big room with a wall that can be pushed up, it would not be private or soundproof. There is another room, a storage room, he would fix to make it another room. There is a 360 square foot kitchen, which is long and narrow and the Director's office would be locked up and on the second floor.

Mr. Rajeshkumar noted that our lease for 127 Hartwell Street does not expire until June of 2019 so we do have the option to remain there. While we do have to look at the broader picture, he agrees that eventually we will have to pack up our things. He mentioned that there is a concern over serving of food which he understands. As far as the kitchen there are supposed to be certain sanitary and safety issues if another group comes in at night and uses the same area, who would be in charge of sanitizing the kitchen so it is up to code. Ms. Scheipers spoke with the people at the Worcester Department of Public Health, food safety inspection services. They said it was possible to have a shared kitchen and meet the criteria of food safety. If another group used the kitchen it would need to clean the facility and they recommend the senior center also take preparation procedures before they prepare food. We should also store away our utensils. A woman in the audience, who did not identify herself states that it seems unreasonable to expect the director to pack and unpack everything each day. She understands there are no funds for people to do that.

Mr. Phil Mallet asked in the negotiations, have we made a final offer, are the decision made, would the church be willing to consider funds changes before they turn their back on the rental money. Is there room for fund negotiations. In regards to space, Mr. Rucho states we got all we can get. As far as the negotiations between Mr. Migridichian and the church it has nothing to do with us. He is negotiating with them. Janice Ash voiced concern that none of the building will be secure. Mr. Rucho noted that 98% of the building is open for church users, however, the Director's office will be locked. There is nothing for rent in the town for use as a senior center.

Woman in audience who did not identify herself asked has anybody thought to approach the state to use their building on Beaman Street as it was once a school. Mr. Rucho advised that over the 15 years he has been on the Board we have asked them a number of times to use their building. It was used about 14 years ago for baseball. However, now the building is overflowing for what they use it for and they do not have enough room for themselves.

Mr. Chisholm has owned several pieces of commercial property, been in the same situation, and suggests use simple dollars. Has any dollar amount been put forward as a inconveniencing factor that we could use for some of the items we need in the new senior center. Mr. Rucho replied, the seniors would still be inconvenienced. He asked do we close the senior center for one year and just take the money. Mr. Crowley added, if you own a business that is different the seniors are using the savings. We need to make sure, we need to have the right space, and the driving factor is the right space, not the money. Mr. Chisholm understands the primary concern. The money need not go to the debt reduction it could go to fund some of the things the senior center will need beyond the borrowing. Mr. Rucho noted that the rent we pay is \$37,000, not a major amount of money.

Mr. Migridichian advised that the kitchen at 127 Hartwell Street is not really a kitchen, it is a table and a stove. The kitchen at the church is a functioning permitted kitchen. He asked if the new senior center is going to be used exclusively by the seniors and no outside groups will be allowed use of it. He feels the same issue will exist. It is a practical and pragmatic option. He stated that no one had approached them on this. Mr. Crowley reminded him that on one more occasions he asked Mr. Migridichian besides offering to move us what else would you offer. We have asked what are you going to do above and beyond the relocation.

Mr. Meystre asked about pros and cons of a modular building on Hartwell Street or the Woodland Park parking lot area. Mr. Crowley explained that the Hartwell Street property is schedule for a 125,000 square foot addition and modular would interfere with the construction so that option is off the table. Ms. Scheipers spoke with the Building Inspector about the Woodland Street site and he says it is viable, is allowed under zoning, and would require site plan review by the Planning Board. It would be more than the required amount of parking space and there is a hook up for water and sewer. It is the upper parking lot and has the proper elevation and pitch for a modular. There are 40 spaces on the upper lot, 5 handicapped and 20 spaces on the lower lot. The Building Inspector has indicated that the parking lot is wide enough, it could go either way.

Mr. Crowley noted that it is a modular building 64x36 and he doesn't think it would be adequate without an addition. It provides for 2,300 square feet exclusively used by the seniors. He doesn't know if this modular building is the right answer. Mr. Migridichian needs to start construction in April and it has to be done by the end of the year. Mr. Crowley asked if it is possible to have a site plan review completed in time. Mr. Rajeshkumar indicated that the Planning Board would be willing to work with the town, and a public hearing is required. Mr. Hadley questioned why site plan review would be required as there are no additional parking spaces. Mr. Rajeshkumar advised that it was discussed and it is required.

Ms. Bohnson pointed out that the Director of the Senior Center has indicated that this building would not work size wise. Ms. Bohnson has worked in modular units, but according to the Director they would still need an addition. She added that the parking concern during soccer season are mostly on the weekends. She wants to make sure we have sufficient parking for soccer. The Director would like 2,800 to 3,000. This current building is 2,300 square feet. Mr. Crowley suggested adding on a fourth unit to give us what we need. Mr. Migridichian cautioned that we could add as many as the Board wants, but it will take more space.

A woman in the audience, who did not identify herself, asked if this becomes a viable option, what happens to this building and what does the parking lot look like when it is removed. Mr. Rucho explained that the building will be removed, sewer and water will be capped, they will pick up the unit, it doesn't look that bad, and we would include verbiage in our agreement. He added that the subcommittee looked at a number of options including Checkerboard, who had a space, which the seniors would have had to walk one-third of a mile to get to. They also called Walmart about their

open space several times and they never called back. There are no other spaces in the 3,000 square foot range. Mr. Rucho reports that he is going on what the Director of the Council on Aging said and what he saw. As it stands right now the church is not a good option. It a shared use we have no control over. Mr. Crowley added that when we have a senior center in town and other people use it there will be a process those people will need to go through to use that space. He asked what happens if three mornings a week the Director goes in there and it is still set up from the night before. He added that he doesn't know if that will happen but it is a possibility.

Mr. Chisholm reports that the Woodland site was the second choice when the original committee was looking for a senior center location. Janice Ash voiced concern over the fact that people would have access to the food the seniors use on a daily basis. Mr. Rucho advised that Mr. Migridichian agreed to add lockable refrigerators at the Congregational Church. Ms. Ash replied that means that the people would have to store and pack up every day

Mr. Mallet thinks for a lot of reasons the church seems to be a marriage made in heaven. He thinks we need to determine what they are willing to give up for this surplus revenue, the logistic stuff can be worked out. Mr. Rucho pointed out that since we started negotiating they added one more room. Ms. Ash feels the parking at the church, which is located on the ramp side of the building, is horrible. Mr. Hadley states we need to come up with a building that is 3,000 square feet and see what gift we could work out with the seniors. Mr. Crowley states that the two viable options are modular at Woodland Park or the Congregational Church. The Director was in favor of the modular and because of that he recommends going with them. Ms. Bohnson noted that her experience in being in a modular unit allowed for secured space and you can almost create your own size room. They told them their need and they created it. They have the units on stock. Mr. Rucho added that once you enter the door you do not feel like you are in a trailer, you feel like you are in a building. Mr. Mallet noted that he saw McCarthy's name on the modular in the brochure and they are a really good name and could make it work. A woman who did not identify herself asked if they would cover relocation costs. Mr. Migridichian replied yes.

Motion Mr. Crowley to temporarily locate the senior center at Woodland Park in a modular unit of approximately 3,000 square feet, seconded by Mr. Rajeshkumar. Mr. Rucho asked if the Board wanted to add anything that if Mr. Migridichian goes back to the church and they are willing to talk. Mr. Crowley would not have a problem with that. Vote on the motion – all in favor.

Motion to adjourn at 9:45 a.m.: Mr. Crowley

Seconded: Ms. Bohnson

Result: All in favor

Respectfully submitted,

Approved: March 7, 2018

Nancy E. Lucier, Municipal Assistant

John W. Hadley, Chairman

Siobhan M. Bohnson, Selectman

Christopher A., Vice Chairman

Patrick J. Crowley, Selectman

Barur R. Rajeshkumar, Clerk