

## **Town Center Committee Recommendations**

*The Town Center committee recommends to the Select Board the follow actions in regard to the two derelict properties in the center of Middlefield:*

1. Schedule a town meeting to review work completed by the Town Center committee.
2. Explain to the Town the unreasonable cost to rehabilitate either of the two buildings
3. Review cost of remediation and demolition of both buildings
4. Schedule a remembrance ceremony to celebrate the fond memories people have of the General Store
5. Proceed with demolition of the buildings if the BOS/Town so chooses, funds suggested to come out of the town budget. The committee was unable to find any grants for such work.
6. The future development of the site should be addressed as a collaborative effort by the Town.

## **Proposed Temporary Vision of Town Center Property**

**Initial Goal:** *Create a Town Center Park*, which would include:

1. Returning both lots to their original dimensions on both Bell Road and Skyline Trail to their required road width, removing existing asphalt.
2. Bring in needed fill to re-grade, then seed the entire two-lot area with grass.
3. Establish a Town Center Park Project, for further site development as desired by the community through volunteerism and fundraising.

**Continuing Goals**, which would include:

1. Encourage the donation of plants, trees, fencing, etc. by community members and those able to bring their expertise to the beautification of a Town Center Park.
2. Construction of a pergola/pavilion, possibly incorporating reusable beams, or other materials from the buildings as a remembrance of the past and union to the future.
3. Addition of picnic tables and/or seating to enjoy one of the most scenic vistas in our community

***The proposed vision for developing a Town Center Park could have several advantages to our community, including:***

1. Townspeople would have to opportunity to “live with” the newly created open space left after removal of the existing buildings.
2. The town would incur only a modest investment to create a pleasant center, while contemplating other possibilities, whether further Town Center Park development or other options the town may choose to consider.
3. A Town Center Park may well meet viable grant funding criteria, as the town currently has no such public areas developed.

## Town center committee

Report to select board of work completed with recommendations

The town center committee was formed January 2014 at the request of the board of selectmen for the purpose of finding resolution to the two abandoned properties in the center of Middlefield.

The committee has been served at various points by Victor Artioli, Judy Artioli, Dave DiNicola, Mitch Feldmesser, Dale Hoag, Judy Hoag, Howard Knickerbocker, Maureen Sullivan, Jay Swift, Alan Vint, Carol Waag.

The committee first needed to determine the buildings potential for restoration, salvage or demolition, as well as find out what remained to be done to remove the site from brown field designation and liability to the town of the existing DEP lien. With the help of town counsel, the DEP, PVPC, License site Professional, Engineering firms, architects the committee tackled the steps needed to understand and make a recommendation to the select board.

History of steps taken to gain understanding:

Site was declared a brown field

DEP removed tons of contaminated soil as partial clean up

A Super lean was placed against the site in the amount of \$250,000.00 by the state DEP

Town would be Liable if it took possession

Town would avoid all potential liability from properties' contamination if it made good faith effort to complete clean up and prove the property had no value

Evaluation of remaining contamination would require a license site professional, estimated cost was \$50,000.00 including the monitoring and documentation

Securing \$50,000.00 came through PVPC, new testing wells were dug and monitored for years

Architects, Hill Engineering, Town building inspector were enlisted in proving to DEP the two buildings had zero value

Cost to remediate toxic contamination of the buildings prior to demolition was obtained

Grants were researched for help financially at various points in this process including rehab and or demolition

The lean on the property was forgiven with no cost to the town

The site has been declared clean enough

The town has taken possession of the two properties

The Town Center Committee would like to thank all who volunteered in this effort as well as the good faith effort and generosity of the following

Andrew Loew brown field specialist PVPC, Elizabeth Rairigh historical district specialist PVPC

Larry Smith PVPC, Tom Boils licensed site professional,

Caprice Shaw DEP, Kevin Shaw DEP, Luke Rogers council for DEP, Kevin Durst DEP,

Mark Collins Boston Chief DEP

Hill Engineering, TRC well monitoring, One Spectrum services

Attorney Berenson