

Town Center Committee meeting February 20, 2014

Committee members present were Jay Swift, Alan Vint, Judy Artioli, Victor Artioli, Howard Knickerbocker, Maureen Sullivan, Dale Hoag, Mitch Feldmesser and Judy Hoag.

The meeting came to order at 5:10.

The first order of business was the election of officers.

A motion was made to nominate Jay Swift as Chair. The motion was seconded and the vote was unanimous in favor.

A motion was made and seconded that Maureen Sullivan be nominated as secretary. The vote was unanimous in favor.

Mr. Vint reported on an email from Larry Smith of the PVPC in regards to the possible need for a review by Mass Historical of any proposed changes planned for the old general store. This is because the former owner had received, as a historic structure, federal funding to make improvements to the building. The building is located in a recently designated National Historic District. Mr. Vint went on to report that the Assessors had recently devalued the former general store property from \$137,000 to \$61,000 and the residential property from \$183,300 to \$122,200.

Mr. Swift set the agenda for the meeting. The discussion would cover the properties values, steps to accomplish a cleanup, preparing an RFP for a licensed site professional with help from the PVPC.

Mr. Swift asked the committee members to tell what they had heard at the previous week's teleconference. The committee members were in agreement that much of the contaminated soils were removed and that the test results from test wells were encouraging. Water well contamination is low and within the limits of State guidelines. The committee will not know additional costs until it gets a report by a LSP

There was a consensus among the committee that the next step to take is to hire an LSP.

Mr. Vint will contact Mr. Smith and Andrew Loew of the PVPC re assistance on drafting an RFP.

Ms. Hoag will gather names of licensed LSPs in Western Mass.

Mr. Knickerbocker would like to inspect the house to look at its fuel tank. The committee will schedule an inspection when the weather improves. It was suggested that the LSP should inspect the residential property as well as the store property.

Mr. Vint and others gave a recap of their visual inspection of the two buildings. They reported seeing rotted sills, foundations that were very poorly put together and a building that is under-built. Also, the back half of the former general store building is totally rotted and needs to come down. The walls are bowing out. The house is in marginal condition.

Ms. Sullivan expressed her concern that the State's lien is on both properties and posed the question as to how the lien will be distributed if the properties are divested separately.

Ms. Hoag volunteered to follow up on the Mr. Smith's email concerning potential restrictions on the former general store property.

It was decided that the agenda for the next meeting would be to review the information that Ms. Hoag and Mr. Vint gather in the coming week.

Respectfully Submitted,

Maureen Sullivan, Secretary

Attachment: Email from Larry Smith, PVPC