

**Board of Selectmen
Meeting Minutes
6/21/10**

The Board of Selectmen met this evening at the Easton Town Offices, Selectmen's Office, 136 Elm Street, with Colleen Corona presiding.

Members present: Colleen Corona, Sean Noonan, Ellen Barlow and Town Administrator David Colton

Members not present: John Haederle and Irwin Cohen

Corona called the meeting to order at 7:00pm.

Announcements/Proclamations

Corona noted that Raymond Keyes was employed for 45 years with the Town of Easton as a Water Department employee and this deserves to be applauded. Corona extended the Board's thanks for Keyes' years of service and dedication. Keyes commented that he had worked under a number of superintendents and said that he especially enjoyed working under DPW Director Wayne Southworth and Water Superintendent Jack Marsh. Southworth commented that Keyes has earned the respect from his colleagues and demonstrated an exemplary work ethic and had never let him down. Jack Marsh added that Keyes over the years has been essential in training other water department employees. Corona congratulated Keyes on his retirement and presented a plaque on behalf of the Selectmen.

One Day Liquor Licenses

Stonehill College has requested the following one day alcohol licenses:

A beer and wine license for the Academic Year Kick off Event at the Shields Science Center on August 27, 2010 from 3pm – 4:30pm

An all alcohol license for a Track Party at the Alumni Auditorium on October 17, 2010 from 6pm to midnight.

Easton Police Department details are not required for any of the events.

Voted : (Barlow/Noonan) voted unanimously to approve the one day licenses as requested.

Long Pond Dam Construction License

Colton commented that there is work needed to be done on the Long Pond Dam. In preparation for the soon-to-be-started work and in order to access the dam, it will be necessary to cross over private property owned by Richard and Edith Shea, 117 Canton St. (See the attached construction license agreement).

Voted : (Noonan/Barlow) voted unanimously to approve the Long Pond Dam Construction License.

Camp Dresser & McKee contract for landfill monitoring

Colton noted this is an annual contract and Camp Dresser has been responsible for the monitoring the closed landfill; this is required by the state. Colton commented that the methane ground water, etc. is monitored, and this monitoring is required with no end date. Barlow asked how this impacts what you could do with the site. Colton said it could be used for an alternate purpose even while being monitored and 10 years is not too soon to consider an alternate use. Colton added that it is a matter of proper design and permitting. Barlow noted that at one time it was suggested that the site be used for playing fields, but psychologically this is not palatable to some people. Colton noted that Cambridge uses a closed landfill site for a recreational facility and Milton and Quincy constructed Quarry Hills/Granite Links and soccer/baseball fields on closed landfills. Barlow asked if it would make sense to look into possible future options. Colton replied in the affirmative but noted that due to the problematic history that in the past there was a general consensus in the town to keep the landfill closed, but perhaps sufficient time has passed. Corona noted that depending on the "different types of caps" there are certain uses allowed. Barlow asked regarding the cost of this study and Colton confirmed it could be costly. Noonan asked if this is a contract that goes out to bid. Colton replied that it is an annual contract, not bid, and exempt from 30B. Colton explained that staying with the same firm is good idea because of the consistency in reporting and added that Camp Dresser is the leader in landfill monitoring. Corona noted that the reports have noted no migration off the site. Corona added that if there is any change, the monitoring would be increased.

Voted : (Barlow/Noonan) voted unanimously to approve the Camp Dresser & McKee contract for landfill monitoring.

Presentation of South Shore Habitat for Humanity's proposal for 12A Highland Street

Richard McGowan, Interim Executive Director for South Shore Habitat and Steven Bernstein, Chair of the Site Selection committee were present.

Colton explained that the town acquired the property 12A Highland St. by tax title and this is a vacant piece of property. Originally there was a proposal from the Brockton Interfaith Group that does affordable housing, for a duplex, but the plan didn't work as the perk test came back only supporting a single residence. Brockton Interfaith does not do single family projects. Therefore, the property was put out to bid with an RFP and Habitat for Humanity submitted a proposal for a single family. Colton noted that no action is required by the Board tonight and if this is to go forward, there would be a neighborhood meeting and other legal work required. McGowan gave a brief background and history of South Shore Habitat of Humanity. McGowan explained that the organization's mission was to build simple, decent and affordable homes. He noted the organization's service area includes 35 cities and towns, south and southwest of Boston. He noted the income qualification range is 25% to 60% of the area income medium income. McGowan said that to date, the organization has completed two projects in the Town of Easton, a Cape in 2002 on Baldwin St. and a ranch on Electric Ave. in 2004. The home proposed on Highland Street is a garrison colonial with an off-center entrance. The proposed construction budget is \$185,000; funding would be through community fund raising efforts, donated materials and professional services (ideally from local businesses) and grants requested by South Shore Habitat. Bernstein described the RFP process and noted that there would be a notice of intent filed with Conservation as a portion of the riverfront is on the property. There would be a leaching field for the proposed 3-bedroom home. Bernstein commented that the survey needs to be completed in order to locate the utilities and noted the changes from the original drawing. The house is approximately 25 by 30 with a front stoop and a bulk head, a

basic simple home with no porch. They are proposing to put in a paved driveway beyond the riverfront area. The priority is to spend money on home and not the site. Bernstein noted the survey would need to be completed in order to locate utilities and then a perk test would be done. He commented on the delay that would occur due to the correct seasonal timing for the perk test. Bernstein spoke regarding the process of raising money, local funding in kind donations, etc. South Shore Habitat tries to establish a local project committee in order to make it as grass roots as possible. It takes a year to build a house as they want the community to share in construction and often volunteers work on only on Saturdays. Ideally the project starts in June and is completed a year later, at the end of their fiscal year. Corona asked about the 47 homes built and the fact there are no foreclosures to date. Corona noted the program seems to work and also that the owners are qualified to pay the mortgage. McGowan described the mortgage financing that makes the program a success. Corona asked about design and about possibly changing the exterior design if there were any objections. McGowan replied that the garrison colonial design allows for more space on the second floor. Noonan asked about the selection process and if there are any special considerations for anyone applying from Easton. McGowan replied that there are towns that put restrictions on the deed, i.e. restricting applicants to town residents or town employees. McGowan described the process which would involve advertising, informational meetings, income qualification, home visits and the important factor of acute housing need. The selection committee presents three finalists (three families) to the Board of Directors and there is a blind vote. McGowan added there is an attempt to get as many applicants as possible. Corona added that she is familiar with the Electric Ave property and it was wonderful to see the community involved and hoped the same thing happens here. Corona asked Colton about the licensing, permitting issue and Colton replied that there should be neighborhood input first and no vote is required tonight. Barlow emphasized that the next step is to talk to the neighborhood.

Corona recessed the meeting and noted the Board would return to have a joint meeting with the Finance Committee.

Joint Meeting with the Finance Committee to appoint a new member

Corona opened the joint meeting noting there were four applicants for the two positions and there would be joint interviews by the Board of Selectmen and the Finance Committee. Corona noted that Sharyn Katz is unable to attend but still wanted to be considered as a candidate.

Finance Committee Interview - Keith Graveline

Corona invited Graveline to speak and noted that the meeting was being televised. Graveline said he was originally from Rhode Island but has been a resident of Easton for five years. His experience over the last 25 years has primarily involved working at large corporations, but he is currently working as a consultant and doing work for banks in Connecticut and Massachusetts. Graveline added that he also has his own investment business which he operates from his home. Graveline said he had a diverse background and had received his MBA from Bryant College. Graveline said he saw a need on the Finance Committee and believes this will be a good way to give back to the community, adding that he has two kids in the school system and is aware of the budgetary issues facing all towns. Dubois asked if he would have any problems making the Finance Committee meetings and explained that between January and June there can sometimes be two meetings per week and it is important to make the meetings. Graveline replied that he

didn't foresee any issues and would work with his schedule. Corona noted he had submitted a prior application when there was an opening on the Finance Committee. Graveline replied that he had submitted an application after this first year in Easton. Benson asked Graveline what he felt he would contribute to the committee. Graveline replied that he had a depth of experience and understood the political nature of the committee's decisions. Graveline added that he understands there would be tough decisions ahead and said he believed it significant to build a consensus. Hicks asked if he had a degree in accounting or finance. Grave replied that he had an undergraduate degree in accounting and an MBA in business administration. Graveline said he had never gone into public accounting but had stayed in the private sector. Corona asked if Graveline had ever attended Town Meeting. Graveline replied he had not, noting that his prior work included a lot of traveling. Barlow asked if he had a sense of the difference between corporate and municipal finance. Graveline said he felt municipalities were between a rock and a hard place, in a no-win situation, and that the next five years would be critical. He commented that more cooperation is needed between local and state government. Gornstein asked regarding Graveline's previous application to the Finance Committee and Corona replied that Steve Delano had been chosen as he had some town board experience.

Finance Committee Interview - Daniel Murphy

Corona asked Murphy to explain his reason for applying for the opening. Murphy said he grew up in Easton and had recently moved back to Easton. Murphy added that he had three children that were younger/elementary school age. Murphy said he was concerned that there were vacancies on the Finance Committee and wanted to help. He said that he has an accounting firm in Easton on Washington Street that he owns with his father. Nestler noted that during tax season the work hours can be grueling and asked if the heavy Finance Committee meeting schedule between February and May would be a problem. Murphy replied that if he made a commitment to the Finance Committee he would keep that commitment and understood it would be difficult but that the firm did have employees and that he often performed a supervisory role. Murphy noted that his father is on the library board as the treasurer and confirmed to Corona that this is a private appointment. Corona commented as to the conflict of interest and that he would need to recuse himself if the Ames Free Library was involved. Corona asked about his attendance of Town Meeting and Murphy replied that he had attended Town Meeting and the recent one involving Shovel Shop. Corona asked about this knowledge of town budgets and Murphy replied he had little municipal budget experience but as he was comfortable with numbers he would be able to learn. Barlow asked as to any concerns he had from the few Town Meetings he had attended. Murphy replied that some of the Town meeting had been very contentious and angry and he felt he was able to get along with others, build consensus and felt it important to educate people as to why certain things were being done.

Finance Committee Interview - Jack Waksman

Waksman said he had lived in Easton for 17 years and had a grown son He said that he has experience with budgets as large and \$145 million. His career had involved much travel and it had been difficult to get involved with anything in the town but he would now like to get involved. DuBois asked if he would have any problem making Finance Committee meeting during February and June and Waksman replied there would not be any issues. Dubois commented on the difference between corporate and municipal finance. Waksman said that he

had served on three boards: a charity, a home-owners association, and a co-op. Hicks asked noted his MBA and asked regarding his undergraduate degree. Waksman replied he had a B.S. in Textile engineering. Corona asked if he attended town meetings and he replied that usually once a year and usually did show up for the more contentious. Barlow asked what he felt about town meeting and anything about the process that concerns him. Waksman replied he was impressed by the amount of individual knowledge people bring to town meeting and understood there are meetings prior to town meeting He commented the PowerPoints had improved. He felt there had to be more ways to spread the knowledge and felt that people are still voting without the necessary information.

Corona commented that the other applicant is Sharyn Katz, who currently serves on the Capital Planning Committee and that she is the Financial Director and Manger of a software company and unfortunately she could not be present for the interview.

The Board of Selectmen and the Finance Committee elected by roll call Jack Waksman and Daniel Murphy to the vacant positions on the Finance Committee.

Dubois – Murphy, Waksman; Hicks - Graveline, Waksman; Goodman - Murphy, Waksman; Gornstein – Murphy, Waksman; Nestler – Murphy, Waksman; Ferrera – Murphy, Waksman; Bensen – Murphy, Waksman; Corona – Graveline, Murphy; Barlow – Graveline, Murphy; Noonan - Graveline, Waksman

Corona confirmed Murphy and Waksman had received the majority of votes.

Corona announced a brief recess, indicating they would reconvene as the Board of Selectmen.

At 7:45 Corona noted that the Board was returning after a brief recess.

Frothingham Hall Design Presentation – CBT Architects

Richard Bertman and Ellen Perko of CBT Architects and Del Kent, Director of Council On Aging, were present.

Corona explained the presentation to be viewed tonight had already been presented to different committees. Corona noted that Frothingham Hall was purchased to be used as a senior and recreation center. A bid was issued for architectural design to alter the building to make it more useable and CBT Architects was selected. Bertman said he would show a presentation (see attached) that would present options on what to do with the building. Bertman discussed the history of the Frothingham Hall, noting it was built in 1902 and the building has gone through a number of renovations and additions. In 1920 two wings were added to the building. Bertman commented that the building had gone through a fire and there are still some trusses that hide some of the charred remains. There are some original windows but most have been replaced for additional light. Bertman said that the building as it currently exists does not have a good flow and one must go through the gymnasium to access other rooms in the building. Bertman commented on the outdoor space which could be developed for use. The firm looked at three alternatives and then developed Option 3 slightly. Bertman explained that option 1 would try to use the building without making any major renovations except a small entrance adjacent to the parking and relocate handicap access to this location so the front ramp could be removed and the

front of the building would be restored to its original design. Bertman spoke regarding Option 2 indicating that circulation would be improved by adding a small amount of space (310 square feet) and would produce a good sized meeting room. Bertman continued speaking in detail in regards to Option 3 and its development (Option 3A). Bertman said that by adding a small amount of space, there would be a good meeting room, it would result in the kitchen being in a good location, the service entrance would be pulled back, and the open space for outdoor activities would remain. Bertman described an additional small addition that would further improve the building and meet the need of both departments. Bertman spoke regarding construction of a larger entrance that would include a porch. Corona noted that Option 3A was presented to the Steering Committee and Kent confirmed that the recommendation was the 3A plan which would allow for sufficient workspace for volunteers and support staff to run the programs. Corona confirmed that plan 3A would increase the size of the building by 945 square feet. Barlow asked how critical it was to have a larger lobby and a larger kitchen. Kent replied that currently they cannot have the Meals on Wheels program on site due to the size of the kitchen; the increased kitchen size of the proposed plan is needed. Kent added that there is a possibility that the increased size could also generate some revenue if available to the public. Noonan asked about estimates of the costs of each option. Bertman replied that currently there are no estimates and added that the difference in the cost to bring the whole building up to code and to make the additions included in Plan 3A, which would allow use for another 20 years, is not that great. Corona asked about adequate storage and added that she didn't understand the large lobby and the use. Kent replied that the lobby is used frequently for people waiting for classes and could also be used for programs with adding a table. Kent noted that in each of the main rooms there is a storage area and there is additional storage off the hallway. A discussion followed regarding storage options and the use of the lobby. Barlow asked about the higher construction cost with the third option and Bertman replied costs estimates haven't been made yet. A discussion occurred about the roof and the impact of the additions and possible future roof work. Corona noted that the Frothingham Hall Steering Committee, the Recreation Commission, Council on Aging, and the Historical Commission all support Option 3A and noted efforts have been made towards financing the project. Colton said the town has applied to the federal government via Congressman Lynch's Office for assistance. Colton noted that the federal government does have program that funds the construction of senior citizen community centers, but the town by efficiently combining a senior center with a recreation center, would not be able to participate in that program. Colton continued, adding that a town meeting, it was voted to sell a parcel on Lincoln Street and it is his recommendation that the proceeds from this sale be used for the Frothingham Hall project. Additionally, it is planned that the Southeastern Regional School students would do some of the work. Another source would be to use CPA funds for the restoration work, in particular on the exterior of the building. Colton said the hope is to look only minimally to the taxpayer. Colton acknowledged there are future operational budget concerns, but that the town has a healthy capital reserve and healthy capital budget situation so borrowing money is not out of the question. Colton said his goal would be to make this a community project and use community resources. Barlow asked about the increased expense of the third option. Colton replied that a full detailed cost estimate needs to be done but it wouldn't be cost efficient to do a cost analysis for each option so a consensus should be arrived at first. Colton added that the additions for the third option totaled less than 1000 sq. feet but that the range between option 1 and 3A would not be a big number. Corona reiterated that the other committees had concluded the need to have a building they can grow into. Colton explained the Board needed to authorize the architect to proceed to the next step. Noonan asked about going forward and Perko confirmed the next step would be the schematic design and this

would include a cost estimate. Noonan noted he would want to see the difference in cost between Option 1 and Option 3A, as the town might not be able to afford Option 3A and Perko confirmed a cost analysis/cost comparison would be provided.

Voted: (Corona/Noonan) voted unanimously to move forward with option 3A with the understanding that a cost estimate would be provided for Option 3A and Option 1.

Reappointment of Special Police Officers

Corona noted that the vote would be by slate and reappointment would be for a term ending 6/30/2011.

Noonan asked whether if there are any possibilities of new appointees and how one would be sponsored by the town. Colton confirmed that you have to be sponsored by the Police Chief and anyone interested should get in touch with Police Chief Allen Krajcik.

Voted: (Barlow/Noonan) voted unanimously by roll call to appoint the slate Corona-slate; Barlow-slate; Noonan-slate

Annual Appointments

Voted: (Barlow/Noonan) voted unanimously by roll call to reappoint Paul Fitzpatrick to the Historical Commission
Corona-Fitzpatrick; Barlow-Fitzpatrick; Noonan-Fitzpatrick

Voted: (Barlow/Noonan) voted unanimously by roll call to reappoint Timothy Hurley to the Historical Commission
Corona-Hurley; Barlow- Hurley; Noonan- Hurley

Voted: (Noonan/Barlow) voted unanimously by roll call to reappoint Adrienne Edwards as the Town Employee Green Communities designee
Corona-Edwards; Noonan - Edwards; Barlow- Edwards

Voted: (Noonan/Barlow) voted unanimously by roll call to appoint Peggy Flynn to the Cultural Council
Corona-Flynn; Noonan - Flynn; Barlow- Flynn

Voted: (Barlow/Noonan) voted unanimously by roll call to Mark Tuniewicz to the Alternate position on the Board of Appeals
Barlow -Tuniewicz; Noonan – Tuniewicz; Corona – Tuniewicz

Voted: (Barlow/Noonan) voted unanimously by roll call to reappoint Ellen Barlow as the Board of Selectmen Green Communities designee
Corona-Barlow; Noonan - Barlow; Barlow- Barlow

Constable reappointment

Voted: (Barlow/Noonan) voted unanimously by roll call to reappoint John Melin
Corona-Melin; Barlow- Melin; Noonan- Melin

Resignation Fair & Affordable Housing Partnership

Corona noted that Mary Fitzgerald had resigned and thanked her for all her great work on the committee.

Corona noted there is currently an opening on the Conservation Commission and that due to work responsibilities Patricia Haederle had resigned from the Conservation Commission. Corona thanked her for a wonderful job and the many years of service.

Corona thanked all applicants that were interviewed tonight and commended all volunteers that serve on town boards and committees.

Town Administrator Notes

None

Press Notes

None

Selectmen's Notes

Corona said that she wanted to congratulate My Brother's Keeper who had 800 people who participated in their recent walk and noted that this organization benefits our town and surrounding towns, providing furniture and Christmas gifts to those in need. Corona said the Children Museum's race had a great turn out. Corona thanked the Easton Garden Club for the work and time commitment of installing and maintaining the flower boxes. Corona added that the Garden Club also does the island at Town Hall and thanked the Club for all the contributions they make to the town.

Voted: (Barlow/Noonan) vote unanimously to adjourn (8:35pm)

Respectfully submitted,
Katherine Minsky

Attachments:

Long Pond Dam Construction License Agreement
List of Special Police Officers recommended for reappointment for FY2011
Frothingham Hall Design Presentation – CBT Architects

Documents on file in the Selectmen's Office:

Agenda Notes dated 6/21/10
Camp Dresser & McKee Contract for Landfill Monitoring
Paul Fitzpatrick and Timothy Hurley volunteer forms for reappointment to Historical Commission
Peggy Flynn's volunteer form to the Cultural Council
Mark Tuniewicz's volunteer form as alternate to either Planning Board or Board of Appeals
John Melin's application for reappointment as constable
Presentation of South Short Habitat for Humanity's proposal for 12A Highland St.
Volunteer forms for two vacancies on Finance Committee from Sharyn Katz, Jack Waksman, Daniel Murphy, and Keith Graveline

Easton Police Dept.

46 Lothrop St.
North Easton, MA 02356
(508) 230-3322

David Colton
Town Administrator
Town of Easton
136 Elm Street
North Easton, MA 02356

June 4, 2010

The following Special Police Officers for the Easton Police Dept. are recommended for reappointment for fiscal year 2011:

	Last Name	First Name	Address	City	State	Postal Code
1.	Barrett	Belinda	74 West St	Stoughton	MA	02072
2.	Bellevue	Alix	6 Serenade Park	North Easton	MA	02356
3.	Brophy	Patrick	10 Tony Drive	North Easton	MA	02356
4.	Domenicucci	Bill	32 Rocky Gutter Rd	Middleboro	MA	02346
5.	Fernandez	Keith	900 Oak St.	Dighton	MA	02764
6.	Gammons	Michael	122 Randall St.	North Easton	MA	02356
7.	Graca	John	4 Willow Rd.	South Easton	MA	02375
8.	Hamilton	Steven Jr	71 Pine St.	South Easton	MA	02375
9.	Kominsky	Robert	108 Bryant St.	West Bridgewater	MA	02379
10.	Kominsky	Thomas	10 Erin Place	South Easton	MA	02375
11.	McGovern	Stephen	9 Picker Ln.	North Easton	MA	02356
12.	Medeiros	Brad	387 Turnpike St.	South Easton	MA	02375
13.	Meehan	Paul	74 Purchase St.	South Easton	MA	02375
14.	O'Brien	Michael	245 Bay Road	North Easton	MA	02356
15.	Pucillo	Richard	30 Reynolds St.	North Easton	MA	02356
16.	Springhetti	Douglas	734 Foundry St.	South Easton	MA	02375
15.	Tepper	Michael	27 Neponset Ave.	Foxboro	MA	02035
16.	Washington	David	658 Pearl St	Brockton	MA	02301
17.	Wood	David	17 Hayward St	North Easton	MA	02356

Sincerely,

Allen Krajcik

Allen Krajcik
Chief of Police

LICENSE AGREEMENT

THIS AGREEMENT ENTERED INTO THIS DAY OF , 2010 by and between the TOWN OF EASTON, a municipal corporation, by and through its duly elected and authorized BOARD OF SELECTMEN (the "Town"), having its usual place of business at Town Hall, 136 Elm Street, North Easton, MA 02356 (hereinafter "Town"), and RICHARD M. AND EDITH A. SHEA husband and wife, of 117 Canton Street, North Easton, MA 02356 (hereinafter "the Sheas").

WHEREAS, the Massachusetts Department of Conservation and Recreation Office of Dam Safety notified the Town that an inspection of the Long Pond Dam, located at Ames Long Pond on Canton Street, North Easton, MA, indicated that the dam failed to meet the requirements for a 100-year storm and thereafter, ordered that the dam must be repaired or upgraded; and

WHEREAS, after received the aforesaid notice, the Town engaged the services of an engineering firm to investigate and make recommendations for improvements to upgrade the condition of the Long Pond Dam; and

WHEREAS, the Sheas are the owners of the premises at 117 Canton Street, North Easton (the "Licensed Premises"), which property directly abuts the Long Pond Dam; and

WHEREAS, the Sheas have agreed to grant the Town temporary rights of entry onto and across their property for access to the Long Pond Dam, together with the right of the Town to stage equipment and store materials on their property in order to facilitate the Town's ability to undertake the recommended improvements and upgrades to the Long Pond Dam, and;

WHEREAS, it is in the interests of all parties to memorialize the terms of this license so that the rights, obligations, and limitations thereof shall be of notice to all parties:

NOW, THEREFORE, it is agreed by the parties hereto as follows:-

1. The Licensee is the Town of Easton, acting by and through its duly elected and authorized Board of Selectmen.
2. The Licensors are Richard M. and Edith A. Shea, their heirs, successors, and assigns in title with respect to the ownership of 117 Canton Street, North Easton, MA.
3. The Licensed Premises are that portion of the Licensed Premises as shown on the attached plan entitled "Repairs to Long Pond Dam, Plan of Dam, Spillway and Outlet Channel", prepared for David Colton by Amory Engineers, P.C., dated February 22, 2010 and signed and stamped by David A. Jacobsen, P.E., a copy of which is attached as Exhibit A.

4. The Licensors represent and warrant that they have good title to the Licensed Premises, have the power and authority to enter into this License, and have no actual knowledge of any defective conditions at the Licensed Premises.
5. This License Agreement shall commence on the date hereof and shall be for a term of one (1) year unless sooner terminated. This License Agreement may be extended by the written agreement of the parties.
6. The Licensee and/or its duly authorized agents, servants, contractors or employees shall have the right of entry onto the licensed premises, by foot or by vehicle, solely for the purpose of accessing the Long Pond Dam in order to carry out improvements and upgrades thereto, and for the staging of equipment and storage of materials associated with the upgrades and improvements of Long Pond Dam and for no other purpose.
7. All costs associated with the upgrades, repairs and improvements of the Long Pond Dam shall be borne by the Licensee.
8. The Licensee agrees that its temporary use of the Licensed Premises will not unreasonably interfere with the Licensor's ability to use the rest of their property and, upon the termination of this License; the Licensee agrees that it shall be responsible for restoring or repairing any and all damage to the Licensed Premises resulting from any act, failure to act or negligence of Licensee or its Contractors.
9. The Licensee agrees, and shall so require its Contractors to also agree, to release the Licensor from any claims, actions, rights of action, causes of action, damages, costs, loss of services, expenses, compensation, attorneys' fees or other liability or responsibility for Licensee's or its Contractors' losses or damages related to the condition of the Licensed Premises. The Licensee agrees, and shall so require its Contractors to also agree and covenant, that they will not assert or bring, nor cause any third-party to assert or bring, any claim, demand, lawsuit or cause of action against the Licensor, including, without limitation, claims for property damages, diminution in property value claims, personal injury or death damages and any other damages relating to, or arising from, Licensee's or its Contractors' use of the License Premises except for the Licensor's breach of this License or the Licensor's gross negligence or willful misconduct.
10. The Licensee shall require Contractors performing work upon the Licensed Premises to maintain worker's compensation insurance, liability insurance and automobile liability insurance from the commencement of the work until the completion thereof, as required by law.
11. This License may be terminated by the Licensor at any time, for any reason and without any liability whatsoever to the Licensee. Termination of this License Agreement shall be in writing with notice thereof served pursuant to Section 10 hereof.

12. The Licensee shall provide the Licensor with a schedule of the work to be performed upon the Licensed Premises including the names of individuals who will be performing the work and the time scheduled for commencement of the work. Any adjustments to the schedule shall be made only after the Licensee has provided the Licensor with 24-hours advance notice. No work will be performed after daylight hours.
13. All employees, agents or servants of the Licensee and its Contractors shall carry proper identification at all times when participating in work which occurs on the Licensed Premises.
14. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by certified mail, return receipt requested, addressed as follows:


To Licensor: Richard M. and Edith A. Shea
117 Canton Street
Easton, MA 02356

To Licensee: Easton Board of Selectmen
136 Elm Street
Easton, MA 02356

EXECUTED AS A SEALED INSTRUMENT ON THE DATE FIRST SET FORTH ABOVE.

TOWN OF EASTON
By: Board of Selectmen


RICHARD M. SHEA


EDITH A. SHEA

COLLEEN A. CORONA, Chair

JOHN S. HAEDERLE, Clerk

ELLEN BARLOW

IRWIN COHEN

cbt

Frothingham Hall Renovation

Easton, MA

June 21, 2010

Existing and Historic Exterior Photographs



2010



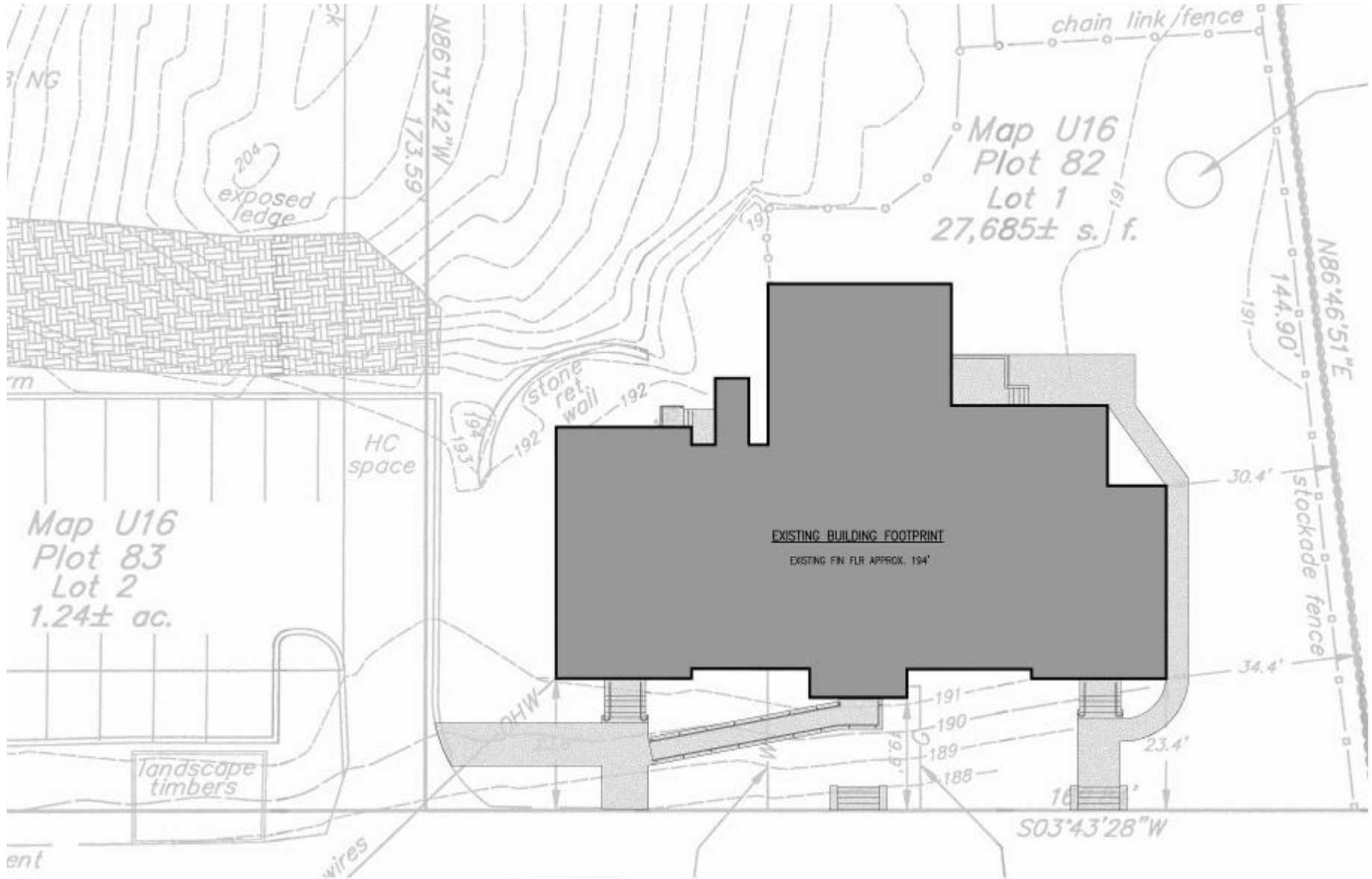
c.1902



c.1920



Existing Site Plan



Program Area (by Proposed Option)

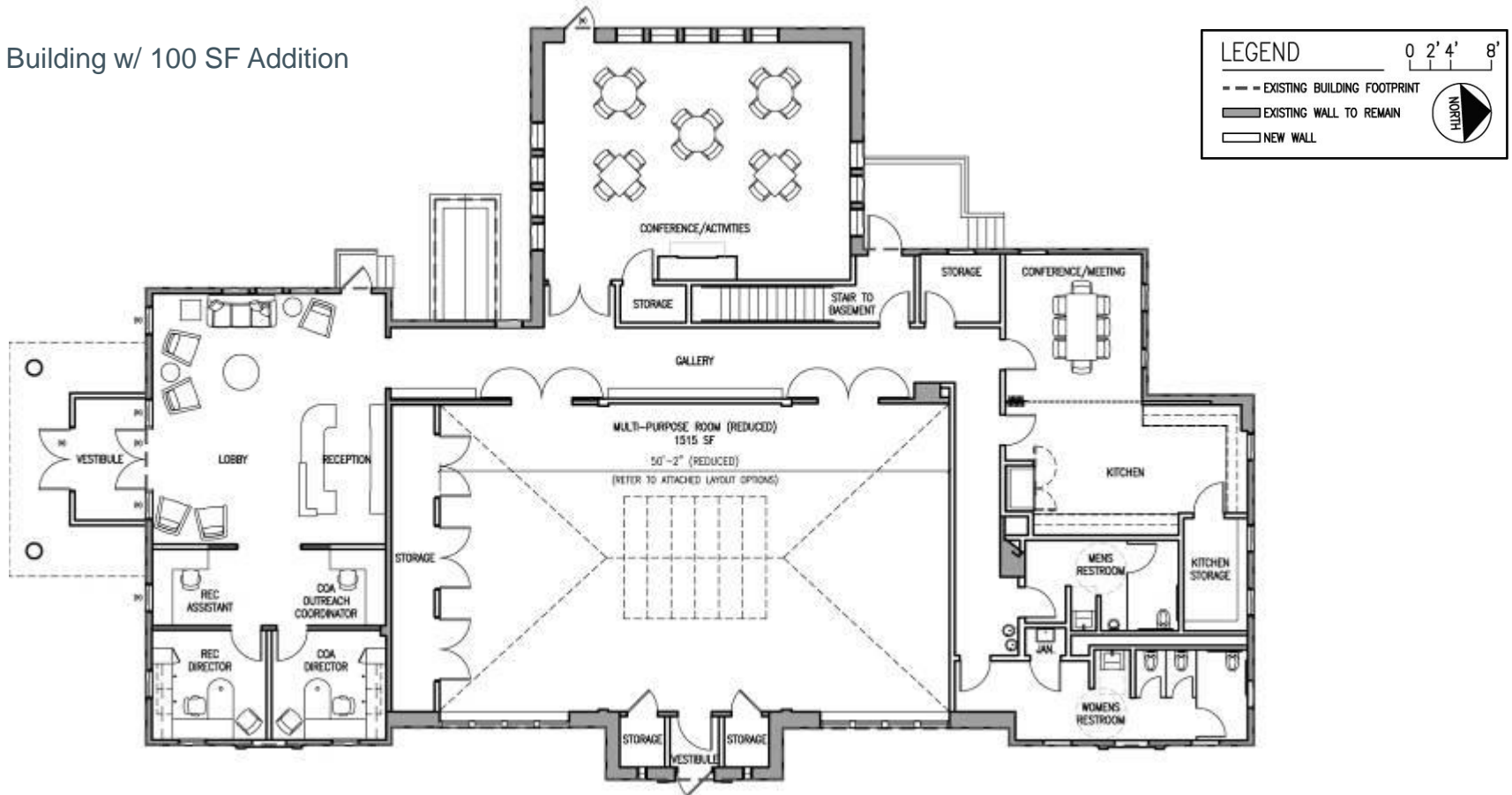
Room Name	Opt. 1	Opt. 2	Opt. 3	Opt. 3a
Entry/Administration				
Vestibule	84	84	84	44
Lobby/Reception	566	566	750	838
Council of Aging Offices	205	205	245	262
Recreation Dept. Offices	205	205	242	311
Assembly Spaces				
Multi-Purpose Rm	1515	1800	1800	1800
Vestibule/Storage	249	119	182	131
Activity Rm	705	705	775	798
Storage	24	0	29	43
Conference/Meeting Rm	194	270	270	272
Kitchen	352	388	379	379
Misc/Circulation				
Gallery/Corridor	571	654	625	625
Restrooms/Janitor	360	276	276	276
Stairs	98	160	126	140
1st Flr Total (nsf*)	5128 nsf	5432 nsf	5783 nsf	5919 nsf
Proposed Addition (gsf**)	100 gsf	310 gsf	780 gsf	945 gsf

*NSF: The useable area, measured to the finish face of interior walls.

**GSF: The total building area including: interior space, chases, interior walls and exterior walls.

Option 1 First Floor Plan

Existing Building w/ 100 SF Addition



Advantages

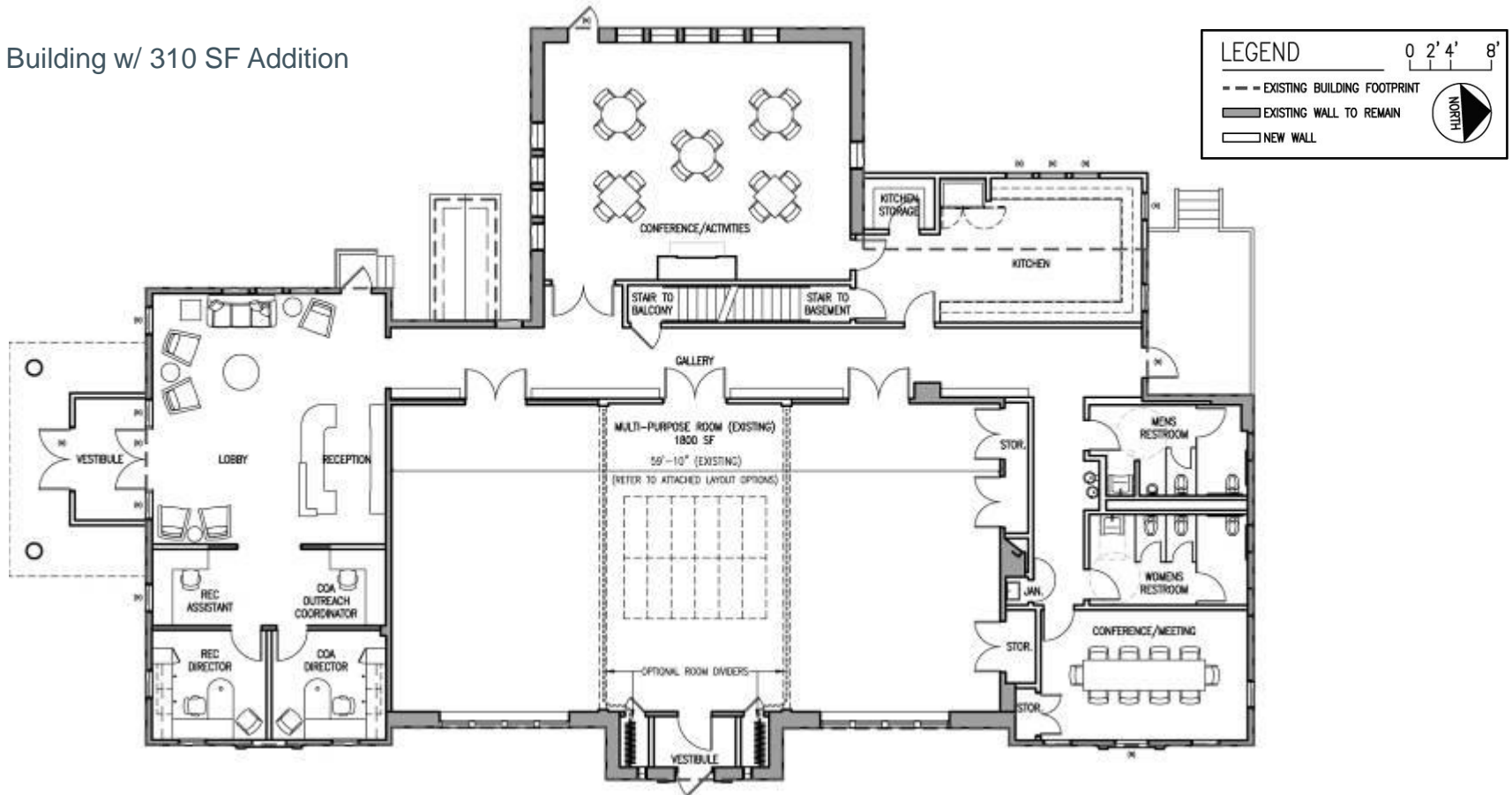
- PROVIDES PROGRAM SPACES WITHIN EXISTING BUILDING
- MAINTAINS EXISTING SERVICE DOCK
- RELOCATES BASEMENT STAIR TO IMPROVE CIRCULATION
- PROVIDES MOVABLE PARTITION IN MEETING ROOM

Disadvantages

- LACKS ADEQUATE OFFICE/ADMIN SPACE FOR PROGRAM NEEDS
- LACKS PROMINENT NEW MAIN ENTRANCE
- LIMITS PRE-FUNCTION GATHERING SPACE IN LOBBY
- REDUCES MULTI-PURPOSE ROOM
- REDUCES ACTIVITY ROOM
- REDUCES CONFERENCE/MEETING ROOM
- LIMITS TRANSPARENCY ON THE MAIN FAÇADE AT BATHROOMS

Option 2 First Floor Plan

Existing Building w/ 310 SF Addition



Advantages

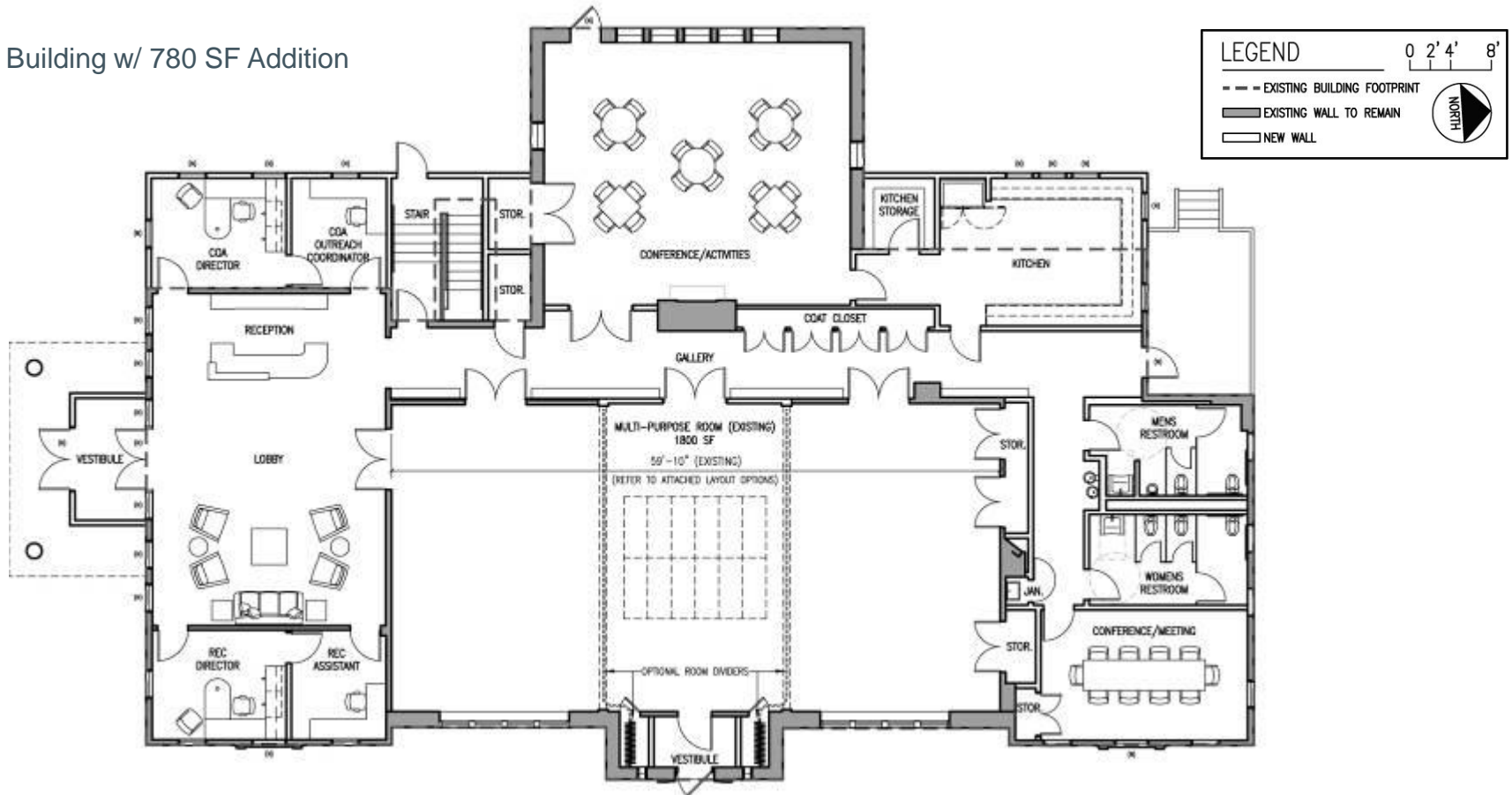
- MAINTAINS FRONT VIEWSCAPE OF HISTORIC BUILDING
- PRESERVES FULL SIZE MULTI-PURPOSE ROOM
- PROVIDES CONFERENCE/MTG ROOM SIZE TO MEET PROGRAM NEEDS
- PROVIDES DIRECT ACCESS BETWEEN ACTIVITY ROOM AND KITCHEN
- RELOCATES SERVICE DOCK TO MAXIMIZE USABLE BACKYARD
- RELOCATES BASEMENT STAIR TO IMPROVE CIRCULATION

Disadvantages

- LACKS ADEQUATE OFFICE/ADMIN SPACE FOR PROGRAM NEEDS
- LACKS PROMINENT NEW MAIN ENTRANCE
- LIMITS PRE-FUNCTION GATHERING SPACE IN LOBBY
- REDUCES ACTIVITY ROOM
- LOCATES CONFERENCE/MTG ROOM REMOTELY
- SLIGHTLY MORE CONSTRUCTION COST

Option 3 First Floor Plan

Existing Building w/ 780 SF Addition



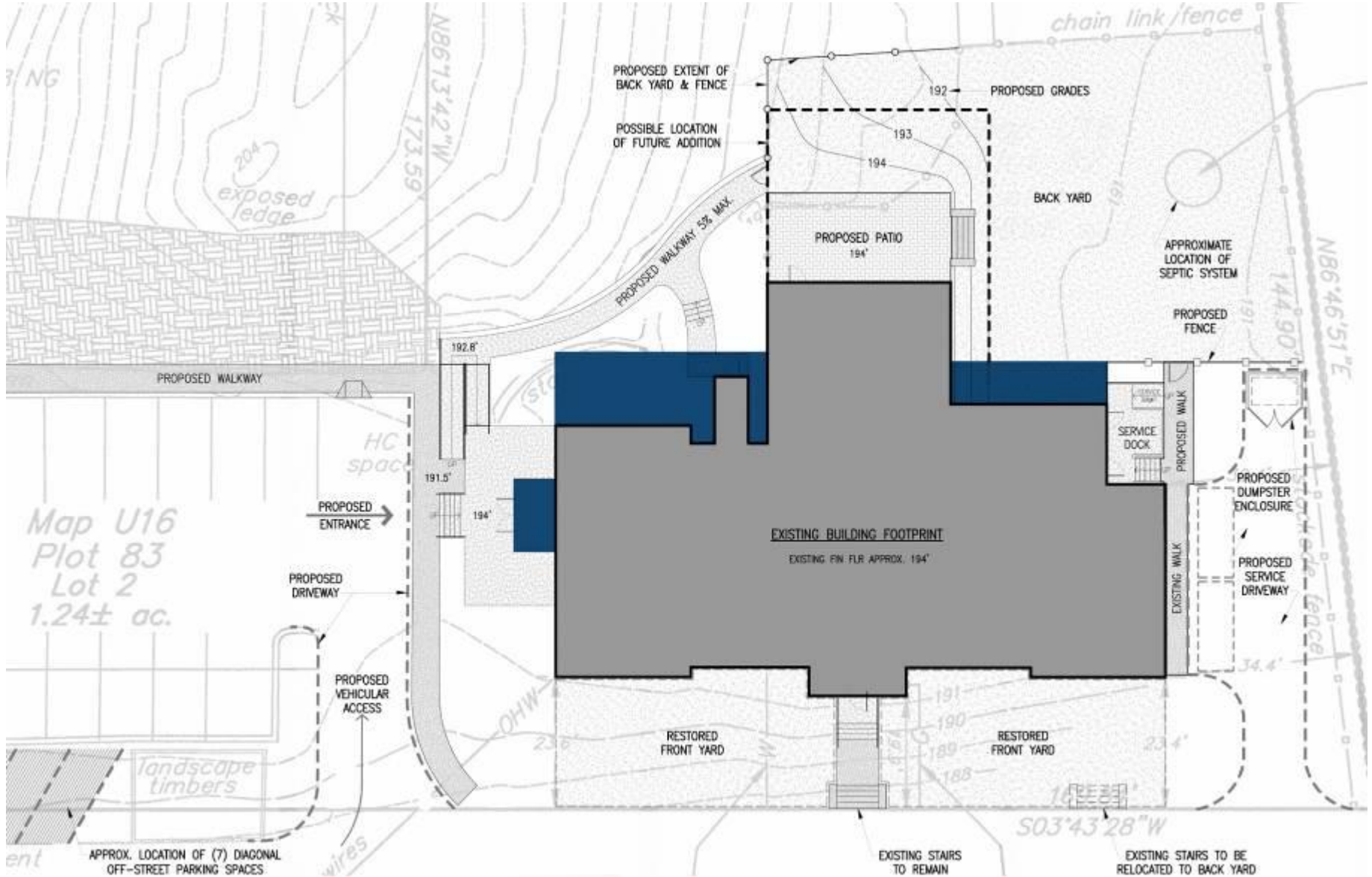
Advantages

- MAINTAINS FRONT VIEWSCAPE OF HISTORIC BUILDING
- PRESERVES FULL SIZE MULTI-PURPOSE ROOM
- PROVIDES CONFERENCE/MTG ROOM SIZE TO MEET PROGRAM NEEDS
- PROVIDES DIRECT ACCESS BETWEEN ACTIVITY ROOM AND KITCHEN
- RELOCATES SERVICE DOCK TO MAXIMIZE USABLE BACKYARD
- RELOCATES BASEMENT STAIR TO IMPROVE CIRCULATION
- PRESERVES FULL SIZE ACTIVITY ROOM
- PROVIDES ADEQUATE WAITING/PRE-FUNCTION SPACE IN LOBBY
- PROVIDES OFFICE/ADMIN SPACE FOR MOST STAFF NEEDS

Disadvantages

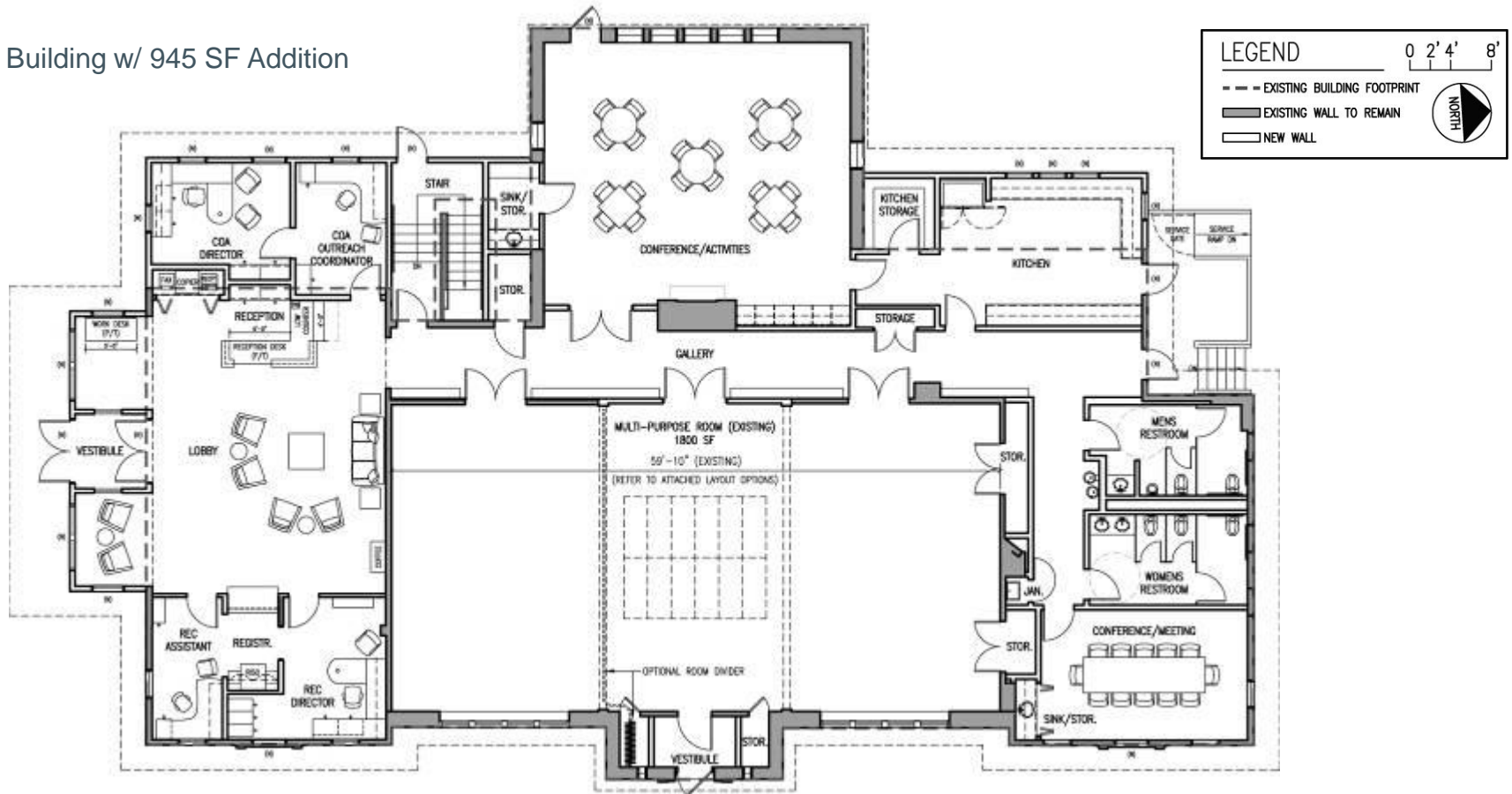
- LACKS ADEQUATE OFFICE/ADMIN SPACE FOR VOLUNTEERS
- LACKS PROMINENT NEW MAIN ENTRANCE
- LOCATES CONFERENCE/MTG ROOM REMOTELY
- PROVIDES ONLY 1 STAIR TO BASEMENT AND LIMITED BALCONY ACCESS
- SLIGHTLY MORE CONSTRUCTION COST.

Option 3 Site Plan



Option 3A First Floor Plan

Existing Building w/ 945 SF Addition



Advantages

- MAINTAINS FRONT VIEWSCAPE OF HISTORIC BUILDING
- PRESERVES FULL SIZE MULTI-PURPOSE ROOM & ACTIVITY ROOM
- PROVIDES CONFERENCE/MTG ROOM SIZE TO MEET PROGRAM NEEDS
- PROVIDES DIRECT ACCESS BETWEEN ACTIVITY ROOM AND KITCHEN
- RELOCATES SERVICE DOCK TO MAXIMIZE USABLE BACKYARD
- RELOCATES BASEMENT STAIR TO IMPROVE CIRCULATION
- PROVIDES ADEQUATE WAITING/PRE-FUNCTION SPACE IN LOBBY
- PROVIDES OFFICE/ADMIN SPACE FOR ANTICIPATED STAFF NEEDS
- PROVIDES PROMINENT NEW MAIN ENTRANCE

Disadvantages

- LOCATES CONFERENCE/MTG ROOM REMOTELY FROM OTHER PROGRAM SPACES. (THIS MAY BE AN ADVANTAGE AS IT PROVIDES PRIVACY FOR MEETINGS AND HEALTH SCREENING CLINICS)
- PROVIDES ONLY 1 STAIR TO BASEMENT AND LIMITED BALCONY ACCESS
- LARGEST ADDITION WITH SLIGHTLY MORE CONSTRUCTION COST

Option 3A Site Plan

