

Rowe Gracy House Committee  
October 29, 2019  
6:00 P.M.  
Rowe Town Hall – Meeting Room 1

**Present:** Chair Joanne Semanie, James Lively, Ellynn Packard, Mary Paige, Walter Quist (arrived at 6:17)  
**Absent:** Loretta Dionne  
**Other Attendees:** Paul McLatchy III, Administrative Assistant to the Boards  
**Audience of Citizens:** None

**Call to Order:** Chair Semanie called the meeting to order at 6:07 P.M., a quorum of the committee present.

**Minutes:** The minutes of September 24, 2019 were presented. With no changes, a motion was made by Mr. Lively and seconded by Ms. Paige to approve the minutes as read. The vote was 4-0-0 in favor (Mr. Quist had not arrived yet).

**Contractor Update:** Mr. Lively has not contacted any contractors in a formal capacity yet.

**Volunteer Work:** Chair Semanie followed up with the Board of Health regarding volunteers entering the building to work on mold issues. The Board of Health has made it clear that they want professionals, and that volunteers will not be permitted into the building.

**Community Preservation Act (CPA):** Mr. McLatchy updated the committee on his findings regarding the CPA. If adopted, the town could vote to assess a surcharge on tax bills, up to 3%, which could then be used for historic preservation, outdoor recreation/land conservation, and affordable housing (at least 10% must be spent on each category each year). Preliminary estimates show that the town could bring in approximately \$90,000 extra in funding each year, with a percent match by the state, possibly between 5-20%. There are additional hurdles that would have to be tackled- passing this at town meeting, the ballot box, and the creation of a CPA committee that has strict membership requirements. In addition, it wouldn't be helpful in the short-term as the taxes wouldn't even be assessed until FY2021. However, it could be used for preservation of the building for long-term projects.

**Mold Remediation:** Mr. Quist contacted four companies to have them come in and give estimates for mold remediation. ServePro is going to be coming out on October 31<sup>st</sup>, and Waterpro is coming on November 1<sup>st</sup>. Quality Cleaning and Restoration out of Montague is going to provide a quote, and Abide from Longmeadow is going to get the air quality report prior to their visit.

**Board of Health Updates:** Chair Semanie spoke with the Board of Health regarding the septic system. She had been informed by a previous volunteer worker on the house that the system may not be working properly. Apparently when white paint brushes were being cleaned in the sinks, paint was showing up in the Mill Pond across from the town hall. The Board of Health is now going to require a Title V inspection be done before they will allow the building to be opened. This may be able to be done in the fall, but it's likely that it will have to wait for spring to be conducted.

**Public Input Session:** Members agreed it was premature to plan a public input session at this time, as there is still a lot of information to find out.

**Seniors:** At the all-boards meeting held on the 28<sup>th</sup> at the school, Council on Aging Co-Chair Sandy Daviau brought up a concern about the availability of space for the seniors to use with the Gracy House being closed. She also asked what would happen if the building should be torn down. It was mentioned at that meeting, and discussed by members of the committee at this meeting, that it was not the responsibility of the Gracy House Committee to find a suitable location for seniors. The charge of the committee is to research and make recommendations about the future of the building. Any concerns about space for seniors/community use/etc. should be directed to the Board of Selectmen.

**Gym:** One other suggestion that was made at the all-boards meeting was to possibly have the gym relocated from the second floor of the town hall to another, new building somewhere in town (possibly on the Gracy House site). While not the charge of the committee, this might be factored into whatever decision is ultimately made by the townspeople.

**Next Steps:** The committee will need to figure out what the cost will be to get people back into the building (i.e. mold remediation and septic matters). The committee also wants to get an estimate of what costs there will be for large projects over the next five or ten years, as this may impact how voters choose to decide the future of the building. Plain mold remediation is not likely an option anymore as the septic system (that is at least 40 years old) is likely to fail the Title V inspection. Members will look into the options that are available, the cost for each option, and present it to the Board of Selectmen. The Board will then ultimately be responsible for whether or not it gets placed before the voters.

**Building Maintenance:** At the all-boards meeting, there was a great deal of discussion about hiring a facilities manager/inspector, who would come in on a pre-determined schedule to look at the buildings and make sure that they are being properly maintained. Had the town had such a person, it's possible that a situation like the mold might have been averted. It seems like the Board of Selectmen will reconsider this during the budget season.

**Task List:** Members discussed the tasks that need to be accomplished in the next few weeks, and ultimately assigned responsibility as follows:

Task	Person Assigned
Get two or three contractors to walk through the building and give recommendations as to upgrades that may be needed and/or optional (gutters, repairs, load-bearing walls, etc.)	James Lively
Follow up and meet with the mold remediation companies and bring them through the building.	Walter Quist
Find out if the Title V septic inspection can be completed this fall, and if so, schedule it.	Joanne Semanie
Research the cost to demolish the main building and/or the garage.	Ellynn Packard

**Next Meeting:** The next meeting will be on Monday, November 18<sup>th</sup> at 6:00 P.M..

**Adjourn:** A motion was made by Ms. Packard, seconded by Ms. Paige, and passed 5-0-0 to adjourn at 7:35 P.M.

*Respectfully Submitted,*  
Paul McLatchy III  
Administrative Assistant to the Boards

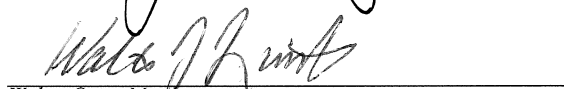
Approved on: November 18, 2019

  
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Joanne Semanie, Chair

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James Lively, Member

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Ellynn Packard, Member

  
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Mary Paige, Member

  
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Walter Quist, Member

Attachments:

- Agenda (Meeting Posting Notice)
- Mold Remediation Quotes Provided by Walt Quist

Notice of Meeting  
Gracy House Committee  
Rowe Town Hall, Meeting Room 1  
Tuesday, October 29, 2019 at 6:00 P.M.

Agenda:

1. Call to Order
2. Minutes of September 24, 2019
3. Review Task List- Updates on tasks working/completed, add additional tasks as appropriate
  - a. Contractors for building upgrades/suggestions (Jim)
  - b. Mold remediation companies (Walt)
  - c. Ability for volunteer work in building (Joanne)
  - d. Funding opportunities through Community Preservation Act (Paul/Ellynn)
4. Board of Health Updates, If Any
5. Plan for Public Input Meeting
6. Other Business
7. Next meeting date
8. Adjourn

Joanne Semanie, Chair  
Gracy House Committee

Note: This agenda contains items that are reasonably anticipated by the chairperson of the committee more than 48 weekday-hours in advance, not including holidays.

Posted and Filed by Paul McLatchy III at 10:30 AM on Tuesday, October 15, 2019.

## Mold Remediation Companies

Serve Pro 1-800-206-6141 "Tammy"

October 31, 10:30-11:30 am \$175 for written estimate.

Water Pro 1-860-969-8094 "Priscilla"

November 1, 10:00 am \$175 for written estimate

Quality Cleaning and Restoration 1-413-774-7737 "Tricia"

Technician will call back to schedule

Abide 1-413-525-0644 (Longmeadow, MA) "Anne"

Free estimate, will need to fax state inspection report after meeting and schedule visit.

Note: all companies will come to Rowe.