

Wales Historical Commission

Wales, Massachusetts 01081

Meeting Minutes

Date: Saturday, May 20, 2023

Time: 10:00 AM

Location: 85 Main Street, Senior Center

Present: Robyn Chrabascz, Rod Kincaid, Lynn Greene, Rebecca (Becky) Smith.

Members Absent: Carolyn Boehne.

Public: See below for each interview.

Call to Order: The meeting was called to order at 10:07AM.

NEW BUSINESS

Before the interviews started, Robyn reminded the group that CSS Architects declined the interview, and SSV Architects was next in line based on scores and was able to make today's interviews.

INTERVIEW #1 – Spencer Preservation Group (SPG)

Present: Lynne Spencer

Lynne presented her work in a packet format and reviewed her work history, including that she broke off from SSV Architects but are still acquaintances with them. Lynne's personal story of her hometown of Nahant and being involved in saving a local structure was, in her mind, similar to Wales Old Town Hall and the Commission's goals. SPG has 6 MA Preservation Project Funded projects in the firm at this time, so funding and grant applications is part of their services they can offer us. SPG's design team for this project is well versed in historic preservation and has teamed up before. Lynne will send us a copy of the Lynn, MA report SPG completed.

Lynne asked about the Commission's ideas for the Old Town Hall:

- Becky and Rod mentioned that one goal could be to have town offices at the Old Town Hall site.
- Robyn also mentioned that the library could be another use for the site given its similarities to the museum and collections.
- The Commission had consensus on saving the building from demolition, seeing it in use, and finding creative funding that wouldn't overwhelm the town.

10:55AM the interview ended.

INTERVIEW #2 – SSV Architects

Present: Gerry Sullivan and Andrew Canata; Virtual: Joe Metrano and Matt Wolfson

SSV presented their work, and familiarity with Lynne Spencer. SSV discussed their design approach – to design in a style that works with the existing building. They discussed the idea of a rear addition as opposed

to a side addition. SSV showed videos from the landscape architect and the mechanical engineer on the team that were customized to Wales.

SSV asked the group about the pews and the cupola, and other ideas.

- Cupola should be considered if found to be feasible.
- Pews need to be researched and it needs to be determined if we own them or they are still deeded to families.
- Town offices, library, public safety were all thrown out as options to consider on site.
- Wetlands behind the building are a consideration, including soil concerns. Robyn mentioned that Geri Sullivan provided her with borings from the 5 Main Street committee that are promising for ledge.

Around 12:30PM the interview ended.

Deliberation: After SSV left, Robyn recused herself from all deliberation due to her work in Sturbridge with SSV that is currently ongoing. Rod asked Robyn why SSV had photos of the interior of the building when SPG stated they didn't have any knowledge of the interiors. Robyn stated that SSV was provided photos last April/May to help with the grant writing cost estimate, but Robyn had no contact or involvement with SSV regarding the Wales RFQ since the grant application in June of 2022.

The group discussed the interviews and their options, and strongly felt that SPG's personal experiences were similar to Wales and SPG would be a great asset to the project.

MOTION: To select Spencer Preservation Group to move to the next step. Made by Kincaid, seconded by Smith. Voted 3-0-1, Chrabascz abstained. Motion Passed.

Next meeting: Becky requested the gatehouse be on the next agenda.

MOTION: To adjourn made at 12:54PM. Motion made by Chrabascz, seconded by Greene. All in favor, Motion Passed.

DATE APPROVED: April 26, 2023