

TOWN OF SOUTHBOROUGH



FAYVILLE HALL DISPOSITION COMMITTEE

FAYVILLE HALL · 42 CENTRAL ST. · SOUTHBOROUGH, MASSACHUSETTS 01745

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www.southboroughtown.com/fayville-hall-disposition-committee

Historical

Fayville Village Hall is a civic building constructed in 1911 by Joseph E. Warren & Co. It has served as a multipurpose community building for over 100 years. Initially, the hall was a meeting space for Southborough Post 44 of the GAR (General Army of the Republic), as well as storage place for the Fire Department. During the 1918 influenza outbreak, Fayville Village Hall was converted to a makeshift health center, and a tent hospital was put up next to the hall. In later years, the upper floor was a venue for dances and musical acts. More recently, the hall was used as a Senior Center and offices for Youth and Family Services.

The structure serves as the heart and focal point of Fayville Village, and it is also historically significant from an architectural standpoint. Colonial Revival in style, with a distinctive gambrel roof and large Palladian window, the hall is part of a collection of intact buildings making Fayville Village eligible as a National Historic District, according to the Massachusetts Historical Commission.

From a Historical Preservation perspective, the Committee requests the purchaser preserve the exterior facade and footprint of the structure, and potentially restore columns that were previously in place.

Recreation

Another key consideration for the Committee is the availability of public parking to support visitors to the Fay Memorial Park for the use of the t-ball field, open space, and newly installed playground. Currently, limited parking is available on the side of the park along one side of Central Street and in a small lot located at 40 Central Street, which is included for sale in the RFP. The Recreation Committee believes that loss of this parking area will severely impact access to the park and further congest the roadside parking, which many already feel is unsafe given the proximity to moving traffic and young children getting into and out of cars.

Given these concerns, the Committee advises that the RFP include language that provides preference to potential buyers who either:

- Agree to leave a portion of the land in lot 40 out of the sale for Southborough to retain for public parking, or

- Allow public parking in a lot on the property; note that the park is only open from dawn to dusk, so nighttime parking is not required and anticipated to be lighter during the weekdays

In regards to the number of spaces required, the Southborough Recreation Commission projected anticipated needs based on days and times of maximum usage. On a weekend day during the spring season, Southborough Youth Baseball uses the park's fields for t-ball. Southborough Recreation also may use the park for youth programs, and the playground has its highest usage. Conservative parking estimates were calculated as 24 - 28 cars during peak times for the teams, spectators and playground users.

The Committee would like not only for preference to be given to potential buyers who accommodate the requests above, but also for that preference to be evenly weighted. In the spring of 2018 the newly rebuilt Fayville playground will re-open to the public, and we want to preserve safe and convenient access to this public space for all.

Potential CPC Affordable Housing Funds Available

At the time of proposal buyers shall review any potential CPC Affordable Housing Trust funds that may be available.

Septic System

Buyers should be aware that a new septic system will need to be installed, subject to approval by the Board of Health, that suitably fulfills the needs of the proposed project.

Town Permitting

RFP shall include wording to clarify that all required permits for intended use are the responsibility of the purchaser.

Notes on current RFP

The following items contained within the current drafted RFP were highlighted as needing to be revised or removed:

- Section IX SELECTION CRITERIA to be graded with equal point scales for all items listed
- Section IX SELECTION CRITERIA 2 and 3 address the same criterion and can be merged
 - Bacon Street does not exist in Southborough
- Section IX SELECTION CRITERIA 5 - Fayville Hall being mentioned as residing in 'town center' may be misleading; remove or revise

Committee Background

Committee toured the facility on November 14

Paul Pisinski, Public Health Director of the Board of Health, was consulted on December 15, 2017 regarding the status of the septic system

A handwritten signature in blue ink that reads "Rebecca Deans-Rowe". The signature is written in a cursive style with a large initial 'R'.

Rebecca Deans-Rowe, Chair
January 12, 2018