

**James W. Falconi  
29 Boston Road  
Southborough, MA 01772**

October 5, 2023

Southborough Community Preservation Committee  
17 Common St.  
Southborough, MA 01772

**Re: CPA Application 21 Boston Road**

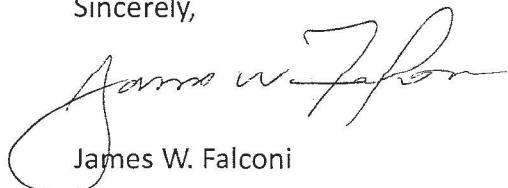
Dear CPC Members,

Thank you for your preliminary review of the above application and invitation to present at your October 12<sup>th</sup> meeting.

In preparation, I am providing the enclosed folder that contains the application document and supporting materials that will be referenced in my presentation. Should you have any questions prior to the meeting, please contact me at 508-294-2298 or email me at [james@falconienergy.com](mailto:james@falconienergy.com).

I look forward to meeting with you next Thursday.

Sincerely,



James W. Falconi



For CPC use only: Date Received

**Town of Southborough Community Preservation Committee**  
17 Common Street; Southborough, MA 01746

**APPLICATION**

**COMMUNITY PRESERVATION ACT (CPA) APPLICATION FOR 2024 ANNUAL  
TOWN MEETING**

**Application is due August 31, 2023**

**Name of Proposal -** Historic Sawin Grist Mill/Grain Store Building Restoration

Total CPA funds requested - \$850,000 – 950,000

Date of Submission: - 8/22/2023 (initial) subsequently revised format to fit CPC template

Name of Applicant - Falconi Group

Contact Person - James Falconi

Mailing Address - PO Box 301, Southborough, MA 01772

Daytime Phone Number - 508-294-2298

Email Address - james@falconienergy.com

CPA Funding Requested – \$850,000 – 950,000

Sponsoring Organization and/or Affiliations –

Have you watched the CPC's Annual Public Forum recording on June 27, 2023 starting at 40 minutes and 17 seconds into the presentation. If this is a housing application, you need to watch the presentation by Shelly Goehring, Senior Program Manager at the Massachusetts Housing Partnership (MHP) that begins at the start of the CPC's Annual Public Forum. - Yes

CPA Category (Check ALL that apply - refer to Coalition Chart on Last Page)

Open Space \_\_\_\_\_

Historic Preservation  \_\_\_\_\_

Recreation \_\_\_\_\_

Community Housing \_\_\_\_\_

Please submit the following application by August 31, 2023; for consideration at Southborough Annual Town Meeting in 2024. Please email your completed application to both: Benjamin Smith, CPC Chair at [bsmith@southboroughma.com](mailto:bsmith@southboroughma.com) and Frederica Gillespie, CPA Consultant at [fg.cpaconsulting@gmail.com](mailto:fg.cpaconsulting@gmail.com)

PLEASE COMPLETE THE PROJECT DESCRIPTION BELOW AND INCLUDE WITH YOUR APPLICATION (use extra sheets, if needed)

## PROJECT DESCRIPTION

In describing the project, please include answers to the following questions. Applications may be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits, as necessary.

**1 Provide a Project Name (as it will appear on warrant article)**

Historic Sawin Grist Mill/Grain Store Building Restoration

**2 GOALS: What are the goals of the proposed project? Who will benefit and why? How will success be measured?**

"Southborough residents have always valued the Town's historic and cultural resources," (Source: 2021 Master Plan, Chapter 7 - HISTORIC, CULTURAL AND COMMUNITY RESOURCES).

The proposed project has several goals:

- To preserve a historic landmark building and its commercial history
- To enhance the historic Downtown Business Village with a 170-year-old functional building
- To support the 2021 Master Plan goals – Chapter 7 (HC-1.0 – Protect and preserve all historical assets of the Town of Southborough)

The restoration benefits include:

- providing a location for a tax-revenue generating business
- supporting the 2021 Master Plan goals –
  - Chapter 7 (HC-1.2 – Incorporate heightened awareness and appreciation of Southborough's historic resources within the Town's Tricentennial Celebrations in 2027)
  - Chapter 7 (HC-1.3 - Educate our residents about the history of Southborough through innovative programming and events in conjunction with the Southborough Historical Society.
  - Chapter 7 (HC-1.4 2 – Expand school outreach, in conjunction with the Southborough Historical Society, to increase our children's awareness of the importance of an educated and informed citizenry.)

Success measurement (initially) will be support from the CPC and submitting a warrant article for the 2024 Spring Annual Town meeting. Following approval by the voters, the project will produce a full restoration of the building, tax-paying tenant and a "history lesson site" for residents and schools.

**3 ELIGIBILITY: Define how the project meets CPA requirements (please refer to the Community Preservation Coalition Chart on the last page)**

The project meets CPA allowable uses in the historic category for the purposes listed as preserve and rehabilitate and/or restore. The building was constructed around 1855 and is listed on the Massachusetts Historical Commission's database<sup>1</sup>.

**4 COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing Town plans?**

Yes - the project supports numerous goals of the 2021 Master Plan, specifically the Historical Commission goals listed below:

HC-1.0 Protect and preserve all historic assets of the Town of Southborough

- Incorporate heightened awareness and appreciation of Southborough's historic resources within the Town's Tricentennial Celebrations in 2027.
- Educate residents about the history of Southborough
- Expand school outreach in conjunction with the Southboro Historical Society to increase children's awareness of Southboro history
- Contribute to creating a cultural corridor along Main St., linking various significance sites
- Encourage the use of the Adaptive Reuse of Historical Buildings Bylaw to preserve and renew, historically significant structures for the 21st century.

**5 COMMUNITY SUPPORT: What is the nature and level of support and/or opposition for this project?**

The project supports the Downtown Initiative zoning article that was approved at the November 2021 Town Meeting. The work will enhance the New England Village character of the Downtown District.

Currently, there is no known opposition to this project. The existing footprint will remain the same.  
NOTE: Septic regulations will define the type of business that will be in the building. (Attached Board of Health letter)

**6 BUDGET: What is the total budget for the project and how will CPA funds be spent?**

**All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. Depending on your project, more than one estimate may be required (NOTE: CPA funds may NOT be used for maintenance). Attach a two to five-year budget, if appropriate.**

Demo/construction proposals with scope of work have been provided. This work is necessary to make the building structurally sound. The building's age and structural deficiencies include roof replacement/lowering and major support beams restoration/replacement. No mechanical, electrical or plumbing work is included in the scope of services.

---

<sup>1</sup> The historical name is the Park – Main Street Business District (Inventory No: SBR.Y). <https://mhc-macris.net/details?mhcid=SBR.Y>

Construction proposals amounts (attached)

	2022	2023 (15% increase)	2024 (15% increase)
Construction Dynamics, Inc.	\$575,000	661,250	760,438
McKeown Masonry, Inc.	\$545,200	626,980	721,027

Completion of the above will position the building for the next phase of mechanical work (heating, electrical and plumbing). The above prices do not include any work that would be paid for by a 'build to suit' tenant.

**7 FUNDING: What additional funding sources are available, committed or under consideration? Include commitment letters, in kind donations and volunteer hours, and describe any other attempts to secure funding for this project.**

The building owner has spent approximately \$ 17,760 of his money to provide the above construction proposals.

Dixon Salo Architects, Inc. (attached)	\$ 7,930	Johnson Structural Engineering report
	2,501	
	1,326	
Lemire Construction Company	6,000	
Total	\$ 17,757	

Additional expenses total ~\$5,000 for carpenters, pest control, water/moisture control expert

Owner's total expenditure to prepare for CPA funding = \$22,757

Subsequent funding (not covered) will be at the building owner's expense. Bank funding is also available.

**8 TIMELINE: What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.**

Construction to start within 1 year of fundings becoming available. Timeframe would be created to obtain permits.

**9 IMPLEMENTATION: Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?**

Lemire Construction Company (Arthur Lemire) will manage the project. Mr. Lemire (a Southborough resident) has restored / renovated several historic buildings during 50+ years in the field of commercial construction. Appendix A lists several of his local projects.

**10 MAINTENANCE: If ongoing maintenance is required, who will be responsible and how will it be funded? Please attach a detailed five-year budget.**

The building owner (James Falconi) will continue to maintain the property.

**11 SUMMARY: Brief description of the project to be printed as project summary in the warrant article.**

*ARTICLE X: To see if the Town will vote to appropriate a total of xx from the CPA category of Historic Preservation.*

Proposed by: COMMUNITY PRESERVATION COMMITTEE

Summary: *This article approves funding for the structural restoration of the 160+ year old Sawin Grist Mill/Grain Store located at 21 Boston Road (Downtown District).*

**ADDITIONAL INFORMATION:** Please provide the following additional information, if applicable

- 1. FURTHER DOCUMENTATION:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option to deed. (Letters of support from relevant town entities) -  
Board of Health letter – (contained in folder)
- 2. FEASIBILITY REPORTS:** Any feasibility reports, renderings or other relevant studies and material.  
Construction proposals and pictures – (contained in folder)
- 3. ZONING COMPLIANCE:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.  
Zoning map – (contained in folder)
- 4. If a non-town government entity is the applicant, please list contact information for all relevant contacts for the project and if a non-profit list contact information of the board members.**  
James Falconi [james@falconienergy.com](mailto:james@falconienergy.com) 508-294-2298
- 5. OTHER INFORMATION:** Any additional information that might benefit the CPC in their consideration of this project.

**A representative from the project will be required to present the project to the CPC. After the application deadline, you will be sent the presentation schedule.**

Scheduled for October 12th, 2023 CPC meeting – James Falconi will be presenting the project.

**Applicant requirements after CPC recommends project for Town Meeting:**

The project applicant is required to sign a Memorandum of Understanding (MOU) with the CPC documenting all the agreements made during the application process.

- To assist with fielding questions concerning the project, a Project Representative shall attend the Board of Selectmen and Advisory Committee meetings with the CPC when the CPC warrant articles are reviewed.
- A Project Representative shall attend Town Meeting to answer questions. Any Project Presentation to be reviewed by CPC.
- All Town Meeting approved projects must submit a project schedule and proposed payment timeline. That schedule will be used to determine project completion deadline. The MOU must be signed prior to start of Project
- All Town Meeting approved projects shall present progress reports at 6-month intervals along with written reports to the CPC.
- All Town Meeting approved projects are required to include permanent signage stating that Southborough CPA provided funding for the project (wording shall be reviewed with the CPC prior to completion of the project).
- All publicity shall include statement that the Southborough Community Preservation Act provided funding for the project.

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding. Projects are only eligible for CPA funding if they fit in a "Yes" box below.

All open space projects need to meet with the Open Space Preservation Commission for their recommendation to the CPC.

All Historic Preservation projects need to meet with the Southborough Historical Commission to determine their historical significance. See flow chart included with this application.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	No	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	Yes	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes (new 7/8/2012)	Yes, if acquired or created with CPA funds

NOTE: The 7/8/2012 Legislation prohibits use of CPA funds to pay for Artificial Turf Fields.

Historical Projects need to review the historical chart.

