

EMERY ESTATE ADVISORY COMMITTEE

JULY 12, 2012

PRESENT: Dan Condon (Chairman), Pat O'Leary, Mary Heinrichs, Laura LeBarron, Bill  
McCarty, Ron Boretti, Cathy Torrey and Janelle Quinn

ABSENT: Mary Jordon-Roy

OTHERS: Jim Clarke, Cecil Group (Ken Buckland and Margaret Collins) and Lee Hultin-  
Recording Secretary

Chairman Condon called the Emery Estate Advisory Committee meeting to order at 7:00 pm at the McCulloch Building, 82 Green Street.

**APPROVAL OF PRIOR MINUTES:**

Bill McCarty made a motion to approve the minutes of June 13, 2012 and was seconded by Mary Heinrichs. Voted 6-0

**REVIEW OF FINAL REPORT:**

Chairman Condon stated that he would like to review the final report with the committee and Ken and hear from any additional public comments and then have a motion to accept this report. Once that is done we will formally turn this report over to Mayor Kay. Dan had sent everyone a copy of a draft cover letter that he would like to review with the committee.

Ron had a comment on the 4<sup>th</sup> bullet point. The reason the committee would like to go through the RFP process is that they want to get professional property management so it gets set at a high level of standards. He would like that clarified more in the bullet point.

*Laura LeBarron arrived at 7:10*

Pat stated that she would like he to revisit the priority points as she thinks #2 should be #1. She would also like to add a sentence to the last bullet that speaks about proposing a friends group to supplement the town's management of the property.

Laura, Janelle, Mary H. and Bill did not have any comments on it and like it as is.

Dan will make these suggested changes.

Ken stated to the committee that he made some changes to format and typo's in this final document. The key changes are in the financials.

- Page 31, Figure 14- most of the funding is from the CSA Shares.
- Page 34, Table 4- There are some slightly different numbers but the outcome is the same. Again this does not cover any Capital Improvement costs, this is only the operating budget.
- Page 35, Table 5 is the interim phase where you start to fill it up with some social events outside. You would need a part-time coordinator at \$25,000 which gives you a deficit. Keep in mind this is a training period to build it up.
- Page 37 Table 6 Projected Revenues – This compares Emery to other properties. Thirty-five events would generate \$71,000 just in rental of the property.
- Page 38 Table 7 is the Operating Budget for events. The projected revenues with \$20,000 in fundraising would be \$91,000. The expenses would include a full-time coordinator and would have a total expense of \$95,390. At best, this is the breakeven point on the property and still does not include any Capital Improvements.

*Cathy Torrey arrived at 7:20 pm*

Ron wanted to make it clear that even though it only costs the town \$4-5,000 in deficit it could have been \$60-70,000 if we did not do anything with this property. Breaking even is a positive because we are at least covering the maintenance costs of the property.

Pat suggested that they add that to the cover letter. The Endicott data shows the need for a higher management of the property.

A resident asked if we considered tearing down the building and the costs associated with it. Ken stated that he is checking with a local contractor for a price on demolition of the building. Dan would like to add this information to the report for due diligence.

#### **PUBLIC COMMENT:**

Joan King, 785 Commercial Street. She has lived there for 44 years and would hate to see the house demolished. The access road off of Commercial Street is her main concern and is not clear where it will be. Dan stated that the idea is the entrance off Commercial Street would be significantly improved. Ron stated that right now the primary access is Emery Lane but will not continue to be.

Joan said there is debris on the property next to the entrance way. Mr. Emery used to have it all cut back and fallen trees removed. Jim Clarke said he had DPW clear 5-6 feet away from the sidewalk.

Bill stated that the entrance along Commercial Street may be a right turn only when exiting the property. Maybe we need to have a police detail during events.

Joan also stated that there are no speed limit signs along Commercial Street and she would like to have them put up.

Walter Flynn, 9 Regina Road, Weymouth – proposed a few changes to the document as follows:

- He thinks the summary focuses too much on the CSA.
- Page 4 – Access, the report makes some assumptions. You assume the main access is from Commercial Street and no access from Eden Street. What about walking access from Eden Street with some parking. This way people could park and walk along the walkways during social events.
- Page 4 – Drainage, For a CSA you don't talk about the use of chemicals and drainage onto the abutting properties unless this is an organic farm. Bill stated that they are modeling organic farms. Joan from Commercial Street said that George Saba had a ditch in his cellar for drainage because the water would just come off of Emery Estates and down the hill.
- He is also concerned that this report doesn't talk enough about walking trails.

Cathy stated that they always assumed that the walking trails would be there. Dan stated that the committee discussed walking trails as a public draw to the property. Walter stated that walking trails will be expensive and the scope of it is not clear. There is a small paragraph on page 42. Ken said that this report does identify walking trails throughout the report.

Laura stated if the town has an arborist, why would we need to contract it out. Jim Clarke stated that the committee could list all potential costs and then the town can decide what they can do and what would need to be contracted out.

Walter Flynn stated that he has confirmed that the town can lease the property even though they purchased it with CPC funds. But the Community Preservation Committee may have made a mistake when they as a committee discussed the property being purchased with open space funds, the use of historic funds to renovate the building etc. They may have failed to include historic resources in the request to the Mayor and Solicitor George Lane is looking into it now. If George Lane approves it, the CPC may want to include that the land was purchased with open space, historic resources, affordable housing and recreation funds. This way there will always be a funding source available to use regardless of what the Mayor decided to do with the property.

Pat made a motion to endorse the recommended reuse option for the Emery Estate as included in the final amended report analysis and was seconded by Bill McCarty. Voted 8-0

The Committee thanked the Cecil Group, Jim Clarke and Bob Luongo for all their efforts in this project.

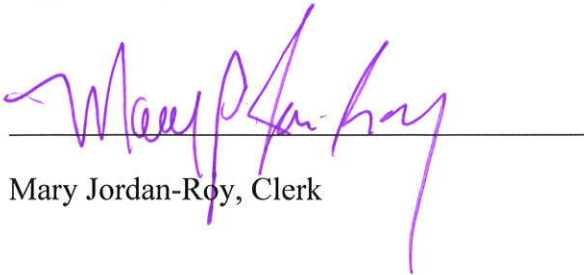
Jim Clarke stated that he would like to set up a time when the committee can meet with the Mayor and officially present it to her, hopefully by the end of this month.

Mary Heinrichs suggested doing it at the Emery Estates with a photograph of everyone.

**Adjournment:**

Cathy Torrey made a motion to adjourn at 8:00 pm and was seconded by Laura LeBarron. Voted Unanimously

Approved by:

A handwritten signature in purple ink, appearing to read "Mary Jordan-Roy", is written over a solid horizontal line. The signature is fluid and cursive.

Mary Jordan-Roy, Clerk