

MINUTES OF THE
EMERY ESTATE ADVISORY COMMITTEE
JANUARY 19, 2012

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2012 FEB 21 P 3:53
OFFICE OF THE TOWN CLERK
WEYMOUTH, MASS

PRESENT: Dan Condon (Chairman), Pat O'Leary, Laura Gedutis-LeBarron, Mary Heinrichs, Mary Jordon-Roy, Bill McCarty, Janelle Quinn, Cathy Torrey

OTHERS: Ron Boretti, Jim Clarke, Bob Luongo, Mayor Kay and Lee Hultin-Recording Secretary

Mayor Sue Kay called the Emery Estate Advisory Committee meeting to order at 7:03 pm in the Conference Room at the McCulloch Building.

Organization:

Dan Condon made a motion to open the floor for nominations for Chairperson and was seconded by Mary Jordan-Roy. Voted 7-0 (Cathy Torrey not present).

Laura Gedutis-LeBarron made a motion to nominate Dan Condon as Chairperson and was seconded by Pat O'Leary. Voted 7-0 (Cathy Torrey not present).

Cathy Torrey arrived.

Dan Condon thanked Mayor Kay and proceeded to conduct the nominations.

Laura Gedutis-LeBarron made a motion to open the floor for nominations of Vice Chairperson and was seconded by Bill McCarty. Voted 8-0

Cathy Torrey made a motion to nominate Pat O'Leary as Vice Chairperson and was seconded by Mary Jordan-Roy. Voted 8-0

Laura Gedutis-LeBarron made a motion to open the floor for nominations for Clerk and was seconded by Mary Jordan-Roy. Voted 8-0

Laura Gedutis-LeBarron made a motion to nominate Mary Jordan Roy as Clerk and was seconded by Pat O'Leary. Voted 8-0

Consultant Presentation:

Kenneth Buckland gave an overview of the scope of work they will be doing. It was requested that Jim Clarke put this information on the website.

Ken stated that this property has frontage on Eden Street, Commercial Street and Emery Lane. They are not sure of the habitat in this area but with all the woods they might want to look into this to try to preserve. The most important people to listen to in this project are the abutters as they are the stakeholders here. A brief overview of the historical building was given to the committee as to the layout of it. The area to the east of the building could allow for some additional parking as that is the flattest and easiest location for this. The ground floor of the main building is approximately 2,000 square feet, the second floor is approximately 1,791 square feet and the third floor is approximately 1,300 square feet.

- The egress width on the doors are oversized and the first floor is handicap accessible. The doors currently swing in and will need to swing out.
- The plumbing will need upgrades and you will need 1 handicap bathroom on each floor you will utilize. The first floor is in need of additional bathrooms as well.
- The stair egress width is 45" which is good but if you are using the upper floors you will need handicap access which would entail installing an elevator.

Potential uses:

~Assembly (1 st floor only)	~50 people	~15 parking spaces
~Business	~1-6 offices of administration, civic, medical	
~Education	~Daycare for 2 years and up, classrooms, preschool	
~Institutional,	~halfway houses, nursing homes, childcare under 2 years.	
~Mercantile	~Retail uses, stores, shops, boutiques	
~Residential	~Bed and Breakfast (10-12 rooms), hotel, motel, boarding houses	

Margaret Collins from Cambridge Economic Research presented an overview on Weymouth's dynamics. She also did a real estate market analysis on Emery Estate.

Some uses that could be explored include:

- A riding school and stables
- CSA farm such as White Cedar Farm in Cohasset, this allows a share of the produced farmed on the land.

Bill asked if we want this property to generate revenue?

Ron stated that this property use to be a farm and there has been a history of carving off property as Mount Vernon East and West were once a part of this property. The committee had the following comments/ideas for the property.

- Concentrate on using the porch on the north end of the building. People are interest in using this and the views from it.
- The house can't accommodate a large function but the property can.
- The committee should keep an eye on the historical significance of the building
- How much do we want to alter the house?
- Need a use to draw people there for use by residents.
- It must compliment the neighborhood and keep property values
- Community center for all ages and run programs
- Hold weddings with tents outside in Spring, Summer and Fall
- Corporate events, family events, birthday parties
- Field trips from our schools
- Cultural items such as outdoor theatre and get the MOT involved.
- There are lots of deer and wildlife for a program there.
- A restaurant like the Barker Tavern Inn with specialty dining.

Events up there would give a good impression of the town when people come to them. Everyone seemed to like the multi-use ideas.

Jim Clarke stated that they are probably looking at a mixed use plan. The Cecil Group will bring a video of other buildings similar to this and what they have done with them to the next meeting. The committee decided to visit 1-2 of these places in person to see what they are like in addition to the videos. Over the next four months these consultants will work with this Committee to come up with a plan. The group will finalize 2-3 ideas and Margaret will get a marketing study on them. It will go through a public progress and have at least 2 public meetings on them.

A site visit is scheduled for Saturday, February 11, 2012 to see Endicott House and possibly the Bradley Estates in Canton. Jim Clarke will follow up with the committee on this.

Chairman Condon asked if any members of the committee had any questions to go through him and not each other. Any press questions will also be directed to Dan Condon only.

Public Comment:

Paula Mine, Hingham stated that her grandmother use to be a servant at the Emery Estates in the late 1920's. She thinks it would make a great movie location to generate some money. She would like you to put the usages and square footage out there for the public to see.

Walter Flynn, 9 Regina Road, Weymouth stated that he would like to see charts that are being presented to the committee also be available as a handout for people who come to the meetings. He also reminded the committee that this property was purchased with Community Preservation Funds and you cannot sell off any of the property. He suggested maybe opening up the entire first floor and then using the carriage house as an offsite kitchen. If the group is looking to use more CPC monies then you need to be careful of the usage.

Next Meeting:

The next meeting was scheduled for Thursday, February 16, 2012 at 7:00 pm at the McCulloch Building.

Chairman Condon asked the committee members to do a little outreach and talk to residents to get some feedback.

Mary Jordan-Roy asked if they could create a facebook page to reach out on the social media. Mayor Kay stated that she would have to talk to Information Technology about this.

Mayor Kay stated that she currently has a maintenance person working out of the Emery Building. She asked them to consider a tour of the building for the public and to solicit comments from them.

Mary Heinrichs offered to film the public meetings on WETC but it would have to be at either the Humanities Center at WHS or in the Council Chambers as those are the only two live feed locations. Cathy Torrey offered the Humanities Center and stated that there would be no charge for this.

Mary Jordan-Roy asked for a copy of the maintenance costs for the Emery Estates. Mayor Kay stated that should get that for her.

Adjournment:

Mary Heinrichs made a motion to adjourn at 9:00 pm and was seconded by Mary Jordan-Roy. Voted 8-0.

Approved by:

Mary Jordan-Roy, Clerk