

AMENDED MINUTES OF THE
EMERY ESTATE ADVISORY COMMITTEE
FEBRUARY 29, 2012

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

OTHERS: Jim Clarke, Cecil Group and Lee Hultin-Recording Secretary

Dan Condon called the Emery Estate Advisory Committee meeting to order at 7:00 pm in the Conference Room at the McCulloch Building.

Presentation and Review Land Use Fit Studies:

A packet was distributed to all members (see attached). Some of the highlights of each page are:

- The view corridor was shown on the plan. This area should remain unobstructed.
- There is a 40 foot buffer around the property, it could be more, it could be less, this is just a starting point.
- To have a community garden they would prefer a 5% grade or less. You could terrace the land but this is not ideal for tractors, the flatter the land the better.
- Near Eden and Commercial Street the land is 30 feet below and you could put a house there and it wouldn't block any views from the main house.
- They are proposing to widen the entrance way from Emery Lane to 24 feet for a 2-way lane and adding 125 parking spaces to the property that would handle 300 people on site. This would require some clearing of wooden areas. The first lot of 50 spaces could handle almost any event going on and the second lot of 50 spaces would be gravel not paved and that would be used for special events. There are 5 handicap spaces near the building. Pat would like to revisit this and possibly move them near the carriage house.
- The maps also showed a potential secondary access point would be through James or all the way through Vernon/Eden. Laura said you wouldn't get up that hill in a snow storm and it's very narrow. Water comes up through the Vernon and Eden Streets and it is always icy. There were discussions on widening the entrance way out to 790 Commercial as a secondary access. Some members think you could put more parking near the handicap spaces.
- The distance of the parking from the house is also an issue. You don't want to have to walk too far when everyone is dressed up for a wedding. There will be more discussions on parking at a later meeting.
- The orange lines on the maps show walking paths.
- Another potential use is a soccer bubble which is 3 stories high and would dominate the area. You could have it without the bubble but it would not be a full size soccer field.
- The farm area is shown at 2.3 acres

- The event tent is 6,000 square feet with a catering tent off to the side. This tent is designed to hold 300 people and would require a platform under it. You would not have this up year round.
- Alternative energy idea is on 1.5 acres and takes 6 acres to get 1 megawatt of power. This is a very small proposal.
- Group seems to be leaning toward event venue and farm land.

Building use: The final pages of the packet showed the building use.

Restaurant use - You could get 72 spaces outside and 78 inside on the first floor. The bathrooms would include 3 handicap spaces. On the second floor this would support prep spaces and support spaces. On the third floor you could put office spaces and storage spaces.

Museum/Gallery use – you would need to add a hydraulic lift to the second floor only. Now you can use the second floor and third floor for offices/meeting space.

Community Center – You could take out the kitchen and add bathrooms. No elevator would be needed. You could use upper floors for common spaces.

Pat stated that they would need a pantry and maybe you could put that on the first floor next to the bathrooms or keep the current kitchen to use.

Bed and Breakfast – This would allow for 8 bedrooms.

Discussions on these items:

Jim Clarke said that if you go with the outdoor use of a tent, you could still use the first floor inside to hold 50 people, especially in the spring and fall seasons.

It seems the existing kitchen could be modified to serve the inside accommodations. Jim said you don't usually cook on site and therefore would not need a commercial kitchen.

The committee feels the soccer venue is off the table as is way too big. Bill thinks maybe they could look at smaller energy sources just to power the house or events. Mary R. asked if you could get enough power out of that? It was stated that you would need storage for the energy and that could be expensive. Putting solar panels on the roof would change the character of the house.

Review Selection Criteria and Weighting:

Ken Buckland from Cecil Group reviewed how he weighed each category. They are rated 1-4 by Ken.

The committee reviewed this worksheet but there was a lot of confusion. There were many items that Jim Clarke discussed that he would have rated very differently than Ken did. Pat didn't agree with the ranking for Community Center. Alternative energy scores high due to the revenue it would generate. The Community Center scored low because of start up expenses.

Ken suggested that maybe they should combine some of these categories. Pat would also like to see it in a 3 or 5 year plan.

Ken stated that he is hearing this committee would like to see a community center, agricultural use and events.

Dan can't picture a museum gallery as having a big draw. Cathy said she sees it as having special events there to show art or cultural events.

Janelle said that the south shore is lacking places that hold 300 people or more and wants to know if there are tents that hold more people? She would like to see WHS prom held there. Ken said he spoke with some people who said they could have events that hold 200 people and make a million dollars a year and give you \$100 profit and another said he could put a tent of 300 people and that works just fine. Relying on professionals it appears that 300 works. Ken asked how many people are graduating and she said 500-600 people. Jim Clarke stated that is a lot but it could be done as a one time event and shuttle people in. This is attractive as a 200-300 event site.

Jim Clarke asked if there was any potential market out there for nonprofit office use? Cathy asked how much would rent be? Margaret said right now office space is going for \$15-\$17 sq ft for medical use.

Mary asked if we were providing housing for the farmer? Yes, we are keeping that as a potential use for the second floor as there is a second set of back stairs going up there or we could use the carriage house as well.

Dan asked if there will be any competition with Southfield? Ken stated that this spot is unique and has value. Jim said there will be a club house on the golf course.

Other similar places the committee could look at are Cape Cod Cultural Center in Yarmouth and High Field Hall in Falmouth both nonprofit operated. For CSA usage Weirs Farm in Hingham and Drumlin in Lincoln.

Next Steps:

There was discussion on should they go public on this. The committee feels it is a good time to get some public input before they begin to narrow some things down. They also would like to open up the house to the public before.

Jim Clarke recommended opening the house on the Saturday prior to the public forum. There are a few offices there and we would need the committee there so someone is on each floor. It was decided that Jim Clarke would send out a notification to all abutters saying the Emery Estate House will open to the public on Saturday, March 24, 2012 and a public forum will be held in the Town Council Chambers on March 28, 2012. He will also notify East Weymouth

Neighborhood Association and put it on the website. WETC will film the public forum so it will be live for the residents to see. Jim and Dan will work on an agenda and a presentation of the committee and what they have been doing so far.

Pat asked if there has been any wildlife studies done? It was replied no, they will do a soil testing for the garden use.

Laura asked why there are offices in the building? It was stated for insurance and security purposes, now it is not a vacant building.

Cathy said she is disappointed that a wedding has been approved at the Emery Estates already. Mayor Kay approved this request. The wedding is September 30th and it is outside only for about 60 people. It was stated that this is just a "pilot" event to see how something like this would take place there. The building will not be used and it is only the ceremony.

Some committee members were not happy that events have already been approved there.

Jim Clarke stated that there is also a road race in November that will end at the Emery Estates that the town is sponsoring and Mayor Kay approved. This road race is for money for Great Esker Park and the Herring Run.

It was asked if the Garden Club has been up there and Jim said yes cleaning up the gardens, and the town did some tree trimming.

Mary R. asked if there is a fee involved for the wedding. She hopes so as she does not want to set precedent. If so, where did the fee go to? Cathy said the recreation charges \$25 for the season for field usage.

Public Comment: None at this time.

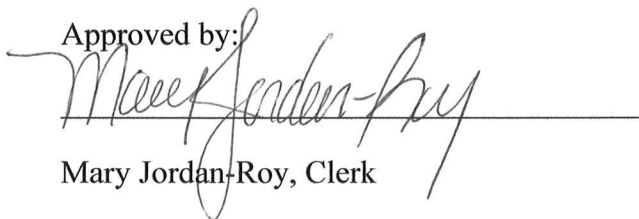
Next Meeting:

The next meeting is scheduled for March 28, 2012 at 7:00 pm. at Town Hall in the Council Chambers for a public forum.

Adjournment:

Mary Heinrichs made a motion to adjourn at 9:25 pm and was seconded by Mary Jordan-Roy. Voted 8-0.

Approved by:

A handwritten signature in cursive script, appearing to read "Mary Jordan-Roy", is written over a horizontal line.

Mary Jordan-Roy, Clerk