

**Emery Estate Advisory Committee
Wednesday, November 4, 2015
John F. McCulloch Building, Room 12
182 Green Street
Weymouth, MA**

Members Present: Ron Boretti
Mary Jordan-Roy
Laura LeBarron
Heidi Lewis Smith
Pat O'Leary, Chair
Janelle Quinn
Cathy Torrey

Members Absent:

Others Present: Nicholas Bulens, Grant Writer & Researcher
Jim Clarke, Director of Planning and Community Development
Matthew Brennan, Environmental Health Officer

Chair O'Leary called the meeting to order at 7:02PM.

Minutes

The minutes of the meeting held on April 25, 2013, were distributed to the members. Members will review and the vote will be carried over to the next meeting.

The minutes of the meeting held on October 20, 2015, were reviewed. A MOTION was made by Cathy Torrey, and seconded by Mary Jordan-Roy, and UNANIMOUSLY VOTED.

Potential Events

Chair O'Leary stated that Plymouth's 400th Birthday is approaching and Weymouth will be next. She would like to see Emery Estate be a part of the celebration. Cathy Torrey is a member of the Weymouth 400 Committee.

The idea of a costume ball was discussed and there was discussion about the easiest route to allow liquor to be served at an event. Cathy Torrey stated that so long as the catering company hired has a liquor license, that is all that is required.

Cathy Torrey mentioned that she attended a wedding at the Endicott Estate in Dedham which does not have sprinklers or an elevator. They brought in an outside manager and they are now making money.

Ron Boretti stated that a variance can be applied for and that full compliance with Massachusetts Architectural Access Board is required when any construction project exceeds 30% of the full and fair cash value of the property based on the assessor's record. This includes work performed over a three year period so you cannot stretch the project into three short ones.

Chair O'Leary would like the members to be ready to speak with Mayor elect Hedlund in February.

Janelle Quinn stated that the handicapped access needs to be taken seriously.

Ron Boretti stated that while planning and the pursuit of improvements are in process, events can be held in the meantime. He further stated that a multiphase plan has to be developed.

Cathy Torrey raised the question of the possibility of deeming the property as a historical building.

Heidi Lewis Smith stated that she would like to see the property used. She said that it is a beautiful building and she would like people to know about it.

Mary Jordan-Roy stated that she would like to see something like the High School Prom held at the property.

Janelle Quinn stated that the investment has to be sustainable and that the property might not have to be a nonprofit. She wants to see something happen but that it not be a burden to the town.

Ron Boretti stated he would like to see something in the way of an antique auto show. This would be easy to plan and would be held outside.

Executive Session

A MOTION was made by Mary Jordan-Roy to move into Executive Session to consider the purchase, exchange, lease, or value of real property at the Emery Estate, and seconded by Janelle Quinn and UNANIMOUSLY VOTED:

Heidi Lewis Smith	Yes
Janelle Quinn	Yes
Mary Jordan-Roy	Yes
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

Members read and reviewed the email distributed by Nick Bulens.

A MOTION was made by Ron Boretti, to consider the proposals that were submitted on September 30, 2015, by South Shore (S.S.) Support Services and Brand Knowledge/Brian Kain in response to the Request for Proposal, and seconded by Mary Jordan-Roy, and UNANIMOUSLY VOTED:

Heidi Lewis Smith	Yes
Janelle Quinn	Yes
Mary Jordan-Roy	Yes
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

The members discussed the proposals. Cathy Torrey would like to send out the RFP again. Laura LeBarron agreed. Mary Jordan-Roy would like to see more although she did like the ideas that Brand Knowledge presented. Chair O'Leary stated that more is needed in regards to the financial piece. Ron Boretti would like to encourage them to submit further detail.

A MOTION was made by Mary Jordan-Roy, that although South Shore Support Services complied with the RFP, their proposal does not fulfill the town's vision. Additionally, they have no renovation experience or demonstrated success in renovations, and seconded by Laura LeBarron, and

UNANIMOUSLY VOTED:

Heidi Lewis Smith	Yes
Janelle Quinn	Yes
Mary Jordan-Roy	Yes
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

A MOTION was made by Laura LeBarron, that while Brand Knowledge was compliant with the RFP, the response was incomplete, and seconded by Cathy Torrey, and passed with a 5/2 vote:

Heidi Lewis Smith	Yes
Janelle Quinn	No
Mary Jordan-Roy	No
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

A MOTION was made by Laura LeBarron, that upon review of all response proposals, while the Committee appreciates the good efforts of all respondents, we find that the RFP as released did not adequately communicate the Committee's expectation of a responsive proposal that meets the public's best interest. Therefore, the RFP will be reevaluated, rewritten, and considered for release at a later date. The Committee will encourage all respondents to reapply, if eligible to do so, under the terms of any future RFP, and seconded by Cathy Torrey and UNANIMOUSLY VOTED.

Heidi Lewis Smith	Yes
Janelle Quinn	Yes
Mary Jordan-Roy	Yes
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

The following action items were determined: Cathy Torrey will explore the historic designation; Ron Boretti will explore the access issue; Janelle Quinn and Mary Jordan-Roy will look into the nonprofit idea; Chair O'Leary will determine the date of the next Capital Improvement Board meeting; Laura LeBarron will explore an organized trip to the Daniel Webster House; and Mary Jordon-Roy will explore the possibility of an Easter egg hunt.

A MOTION was made by Pat O'Leary to move out of Executive Session, and seconded by Mary Jordan-Roy, and UNANIMOUSLY VOTED:

Heidi Lewis Smith	Yes
Janelle Quinn	Yes
Mary Jordan-Roy	Yes
Pat O'Leary	Yes
Ron Boretti	Yes
Laura LeBarron	Yes
Cathy Torrey	Yes

Next Meeting

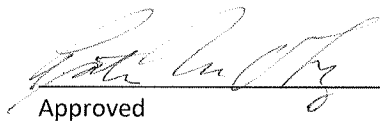
The next meeting will be held on December 1, 2015.

Adjournment

Having no further business, Ron Boretti made a motion to adjourn at 8:23PM, and seconded by Laura LeBarron, and UNANIMOUSLY VOTED.

Respectfully submitted,

Julie S. Burt
Recording Secretary


Approved

3/24/14
Date