

EMERY REUSE ADVISORY COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
TUESDAY, FEBRUARY 7, 2017

2017 MAR -9 PM 4:13

Present: Barbara Cellucci
David Donahue
Cathy Torrey
Ken DiFazio
Greg Shanahan
Sachin Suryawanshi
Patrick Angland, Jr.
Dorothy Chase
Jodi Purdy-Quinlan
John Dwyer, Jr.

Absent: John Deady
Ken Ryder
Beth Morley
Stanley Benulis
Brian Leonard

Staff: Bob Luongo, Planning Director
Nick Bulens, Administrative Services Coordinator

Recording Secretary: Janet Murray

Opening Remarks

Bob Luongo, Director of Planning, welcomed those present to the Emery Reuse Committee in the Mayor's Office at Town Hall. He asked each committee member to introduce him or herself.

Presentation

Nick Bulens gave a Power Point presentation reviewing the progress of this project. A copy of this presentation will be made available to committee members.

He stated that there were three options given for reuse of the Emery property: a community farm, an events venue, and space for passive recreation.

Nick Bulens stated that the Town applied for and has received a grant from the Massachusetts Parkland Acquisition & Renovations for Communities (PARC) program. This is a long-standing grant program that provides funds to communities for parks renovation up to \$400,000. The town will be reimbursed at 64%, so the Town needs to spend more than \$400,000 to receive the full award. Town Council approved a bond for \$1.7 million; therefore, the Town will receive the full \$400,000.

EMERY REUSE ADVISORY COMMITTEE
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The grant money will be used to create a park for passive recreation and outdoor events on the grounds of the estate.

The design contract has been awarded to Shadley Associates of Lexington. Meetings are scheduled for February and March to go over design plans with a final plan possibly by July 2017.

GROUNDS

The \$1.7 million will be used to create a parkscape with pathways, pavilions, parking, access, and ADA accessibility. The children's playhouse will most likely be demolished. No maintenance will be done to any buildings on the property.

HOUSE

A decision needs to be made within the next 1-2 years about what to do with the house.

Bob Luongo stated that moving forward with the park design does not force a determination of the house; it can stay or go. Whatever is done with the house must be consistent with passive use of the grounds.

\$1 million is needed to stabilize the house. This would include a new roof, exterior painting, and new windows and will make the house minimally ADA accessible.

There is a need for an end use if the Town is to put the \$1 million into the building.

The committee has a four-month lifespan with the possibility to extend if there is a plan in the works. He stated that this committee's charge is to come up with a practical reuse plan; to show on paper how a plan is financially feasible. He noted that this is not an "idea" committee. There are some models out there such as the Endicott Estate in Dedham.

The committee will have a chance to look at the inside of the building.

Cathy Torrey stated that she was on the previous committee. She noted that in that capacity they were only allowed to make suggestions. She pointed out that the South Shore Chamber of Commerce is very interested in using it to draw visitors to Weymouth and the South Shore.

Cathy Torrey stated that Mary Anne Peake of the National Park Service suggested seeking their assistance. She mentioned the Webster House in Marshfield. Ultimately, she would like to save the house.

Sachin Suryawanshi asked how much is currently being spent on the property.

EMERY REUSE ADVISORY COMMITTEE
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Nick Bulens stated that \$9,000 is allocated annually for the grounds and electricity only.

The roof replacement cost was \$200,000 in 2011. De-leading is needed as the paint is peeling. The scraping and re-painting is about \$10,000 but does not include the cost of lead abatement. The ADA improvements would be for minimal access and does not include bathroom upgrades. Nick Bulens said he would verify these dates and figures for the next meeting.

Comments on Cecil Group's Report

There will be open space restrictions for PARC funded land. The property would be protected park land in perpetuity

The question was asked if the Town could carve out the house which would then not be under Article 97. The 24 acres were purchased with Community Preservation funds, so they must remain open space. Otherwise, the Town could be required to pay back to Community Preservation funds if all space is not used as open space.

The Town has Invested almost \$2 million in Community Preservation funds to repay the bond that was used to purchase the property.

Jodi Purdy-Quinlan asked about the Community Preservation fund. Bob stated that the amount of match dollars the Town receives from the state has decreased significantly.

The Mayor would like this committee to find a private-sector, sustainable business model for the property. He stated that there was an idea suggested that the building be turned into a bed and breakfast. It would be the job of this committee to determine whether this is a viable option.

Bob Luongo cautioned the committee that the area surrounding the site is all residential and that there is only one way in and out via Emery Lane. The Commercial Street access is just not feasible as it would be too costly to make it usable.

Dr. Chase asked if capital investment, a management plan, and up-keep is to be included in the business model.

Bob Luongo stated that this should be part of the plan. There are many possibilities.

Greg Shanahan asked when the bond that was issued was due.

Bob Luongo stated that the bond is due in 2022. He noted that the town is not looking to make money but to sustain the property.

EMERY REUSE ADVISORY COMMITTEE
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TUESDAY, FEBRUARY 7, 2017

Cathy Torrey stated that both Lombardo's and Lantana had approached the Cecil Group about using the property as a function center.

Jodi Purdy-Quinlan noted that Barrett's has taken over the event functions for the Elks Lodge in Weymouth.

Bob Luongo stated that in regards to Barrett's, it is a good idea, but the Town wants to see it on paper. This is what the Trustees of the Reservation wanted: The Town to fix up the property and then they would run.

Barbara Cellucci asked if the Town wanted to manage it. She stated that she would like to see a trade person/family live in home and work on it. The Town could find a way to fix up the building and tailor that work towards the end-use.

Jodi Purdy-Quinlan suggested that the town approach the unions to volunteer to stabilize the house

There was discussion about a site visit. Jodi and Cathy volunteered to be at the building during a specified time for members to come and tour the property.

Designation of Committee Chair and Vice Chair

Nick Bulens asked for nominations for Committee Chair.

Jodi Purdy-Quinlan nominated Greg Shanahan to be chairman and was second by Cathy Torrey. UNANIMOUSLY VOTED.

Greg Shanahan opened the floor for nominations for vice-chairman.

John Dwyer, Jr., nominated David Donahue to be vice-chairman and was seconded by Jodi Purdy-Quinlan. UNANIMOUSLY VOTED.

General Discussion

Future Meeting Schedule: The next meeting will be on Tuesday, 2/21/17 at 7pm in the Mayor's office. The meetings will be every other week thereafter until the end of May.

<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>
2/21/17	3/7/17	4/4/17	5/2/17
	3/21/17	4/18/17	5/17/17
			5/30/17

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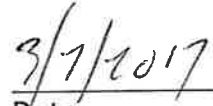
Adjournment

A motion was made to adjourn at 7:30pm and was seconded. UNANIMOUSLY VOTED.

Approved:



David Donahue, Vice Chair



Date

