

EMERY REUSE ADVISORY COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
TUESDAY, February 21, 2017

2017 MAR 22 AM 9:06

Present: Ken Ryder
Cathy Torrey
Ken DiFazio
Greg Shanahan
Patrick Angland, Jr.
John Deady
Barbara Cellucci
John Dwyer, Jr.
Dorothy Chase
Beth Morley
Jodi Purdy-Quinlan
Stanley Benulis
David Donahue

Absent: Brian Leonard
Sachin Suryawanshi

Staff: Bob Hedlund, Mayor
Bob Luongo, Planning Director
Nick Bulens, Administrative Services Coordinator
John MacLeod, Asset and Facilities Management Director

Recording Secretary: Janet Murray

Greg Shanahan called the Emery Reuse Advisory Committee to order at 7:00pm.

Opening Remarks

Mayor Hedlund thanked the members for their willingness to serve their town on this committee. He reiterated that the charge of the committee is to find a sustainable use for the property that will not be a drain on town resources. Ultimately, the question is what it will take to get the building to a self-sustaining condition.

Nick Bulens stated that a thorough analysis of the property was completed in 2015. The cost to paint the house is \$50,000 rather than \$10,000, because when the paint is removed it is considered hazardous.

Bob Luongo stated that the Emery Estate was purchased with Community Preservation funds for open space. If the decision is to demolish the building, there will be no penalty. Community Preservation funds can be used to restore the building. When the PARC grant was received, it was agreed that the house would "carved out" of the property so that the grounds could be upgraded to a park. As far as the house is concerned, everything is on the table.

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Nick Bulens reviewed the PARC grant.

There was discussion regarding parking. The current proposal calls for 90 parking spaces. Using trolleys and other means of transportation from local parking lots was mentioned by Jodi Purdy-Quinlan.

The reuse of the building cannot interfere with park use; generally, a specific use cannot close the entire site.

Communication from Director of Asset & Facilities Management

John MacLeod gave an overview of the house. In discussing the condition of the building, he stated that the Town wants to protect the envelope of the house.

Ken Ryder stated that the site is worth saving as it is great location for functions. However, he pointed out that the building's repair can take two (2) to (5) years. He suggested that a separate building be built for events. He added that with the amount that needs to be spent, the revenue potential is not there.

Bob Luongo asked who would pay for the renovations. Ken Ryder stated that the Town would need to pay for it.

Cathy Torrey stated that she was on the previous Emery Estate Advisory Committee and she noted that Lantana had approached them about the estate.

Dorothy Chase suggested that a tent be used for events to raise money for improvements. She also suggested two means of passive income: solar panels and a cell antenna in the cupola.

Stanley Benulis stated that this project needs to be taken in phases.

Greg Shanahan stated that he sees the issues broken out into fundraising/finance, construction/reuse, and long-term planning.

Nick Bulens stated that the PARC grant work will be completed by June of 2018.

Jodi Purdy-Quinlan pointed out that the Town paid for property and that does not have to be repaid.

Bob Luongo stated that it will cost \$1.3 million (\$1.7 million minus \$400,000 PARC grant) for the current plans for the grounds. This committee is charged with the task of preparing a business plan for a proposed use that will be self-sustaining.

Cathy Torrey reiterated that Lantana was interested in the location as it is unique.

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There was discussion regarding Community Preservation funds.

The mayor stated that there are competing interests for Community Preservation funds.

Nick Bulens stated that on Tuesday, February 28, 2017, there will be a public informational meeting in the Town Council Chambers at 7pm. Shadley Associates will present the King Oak Hill Park project.

There was further discussion regarding potential use.

Bob Luongo reminded the committee that the area is surrounded by residential neighborhoods and any use must keep this in mind.

Ken Ryder asked if there were plans to remove trees and debris from the site. Mr. Luongo stated that when the trails are created this will be dealt with either through the grant or DPW.

Old Business

Future meetings will continue to be held in the Mayor's office in Town Hall. The next meeting is in two weeks.

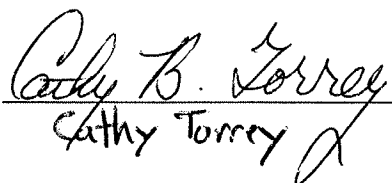
Approval of Minutes:

Minutes from the committee's February 7, 2017 minutes were tabled for approval at the next meeting.

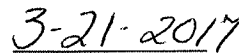
Adjournment

A motion was made to adjourn at 9:00 pm and was seconded. UNANIMOUSLY VOTED.

Approved:



Cathy Torrey, Chair



Date