

EMERY REUSE ADVISORY COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
TUESDAY, April 18, 2017

2017 MAY 17 AM 10:00

Present: Cathy Torrey
David Donahue
John Deady
Ken Ryder
Patrick Angland, Jr.
Barbara Cellucci
John Dwyer, Jr.
Stanley Benulis
Beth Morley (Arrived 7:15 pm)
Dorothy Chase (Arrived 7:15 pm)

Not Present: Jodi Purdy-Quinlan
Sachin Suryawanshi
Ken DiFazio
Brian Leonard

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

Recording Secretary: Janet Murray

The Emery Reuse Committee meeting was called to order by Chair Cathy Torrey at 7:00 PM.

Approval of Minutes: March 21, 2017

A motion was made by Patrick Angland to accept the minutes of the March 21, 2017 meeting and was seconded by David Donahue. UNANIMOUSLY VOTED.

Working Group Business Plan Presentations

1) Working Group A: House and Property

David Donahue stated that he thinks using the house and tent would be phase one and the separate facility phase two in the future.

This group stated that they are making progress but need more time to make a presentation. There was discussion regarding subdivision, separate facility, parking, and shuttles. There is concern by the neighbors regarding headlights and parking.

2) Working Group B: House Only

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Barbara Cellucci stated that she believes the neighborhood is receptive to the use of the house rather than having the building torn down.

Cathy Torrey stated that the group has looked at different function centers such as Bancroft Hall in Cohasset and Endicott House in Dedham. She has also spoken with Historic New England and the Trustees of the Reservation

Patrick Angland stated that they have a list of 34 event types and possible rates. He noted that if the cupola were to be leased as a cell phone tower there is potential revenue of approximately \$25,000 year.

Patrick Angland handed out two documents. The first was "Comparable Facility Rental Prices" and the second was a list of questions.

Patrick Angland said there are four National Historic Registry designations. There would need to be work done to determine if the property qualifies for any of the designations.

Cathy Torrey said Historic New England would like to be involved in the historic assessment

Patrick Angland gave the following estimates for costs: Event Manager \$90,000 salary & benefits/\$60,000 salary, Maintenance (on-going) \$8,000, Utilities \$8,000, Insurance \$8,000, and Grounds \$8,000 for a total of \$29,000 per year.

Nicholas Bulens stated that for a long-term cell tower lease to be appealing, companies would need a reasonable expectation that the building would be used and maintained for at least 30 years.

Beth Morley stated that there is possible grant money available if there are educational and cultural uses, such as recitals by the South Shore Conservatory. Also, a partnership with the Weymouth Public Schools could be considered as there is a landscape architect program that will begin in September 2017.

There was discussion of liquor licensing for the site. Committee members were asked to make a list of questions for the Town Solicitor.

Stanley Benulis stated that there is the issue of bringing the interior of the building up to code. Mr. Benulis was asked to make a list of issues to be addressed.

Old Business

King Oak Hill Park Project Update

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Nick Bulens gave an overview of the King Oak Hill Park.

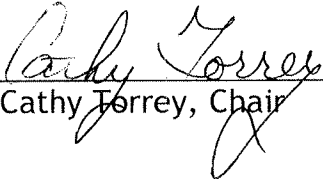
Open Meeting Law Materials and Training

Nick Bulens reminded members that they needed to watch or attend a training that outlines the Open Meeting Law. Members of the committee are asked to sign a document stating that they have done so.

Adjournment

A motion was made to adjourn at 8:45 pm and was seconded. UNANIMOUSLY VOTED.

Approved:


Cathy Torrey, Chair

May 2, 2017
Date