

EMERY REUSE ADVISORY COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
TUESDAY, May 2, 2017

Present: Cathy Torrey  
Stanley Benulis  
Barbara Cellucci  
Beth Morley  
Patrick Angland, Jr.  
Ken DiFazio  
Dorothy Chase  
David Donahue

Not Present: John Deady  
Ken Ryder  
Jodi Purdy-Quinlan  
John Dwyer, Jr.  
Sachin Suryawanshi  
Brian Leonard

Staff: Nick Bulens, Administrative Services Coordinator  
Jim D'Entremont, Owner of Cocktails

Recording Secretary: Janet Murray

The Emery Reuse Committee meeting was called to order by Chair Cathy Torrey at 7:10 PM.

Approval of Minutes: April 18, 2017

A motion was made by Patrick Angland to accept the minutes of the April 18, 2017 meeting and was seconded by Dorothy Chase. UNANIMOUSLY VOTED.

Working Group Business Plan Updates

Working Group A: House and Property

Ken Ryder stated that the Working Group has concluded it is not feasible to go ahead with building a new facility as the number of parking spaces has been significantly reduced through the King Oak Hill Park Project.

Stanley Benulis stated that he did not agree with this assessment but he was a minority of one.

Beth Morley asked why the parking was such a concern. There was discussion regarding the possible subdivision of a parcel for the future.

EMERY REUSE ADVISORY COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
TUESDAY, May 2, 2017

David Donahue stated that at this point, looking out five (5) years, the cost associated with building is too great. He further added that looking out further than five (5) years certainly could be re-visited.

Working Group B: House Only

Patrick Angland spoke about the various potential uses of the house. He shared a spreadsheet of costs and potential revenue, which he noted are conservative.

Beth Morley agreed that the costs and potential revenue are conservative. She further stated that the spreadsheet does not take into account the needed repairs to the building. She pointed out that there are immediate needs which are the repair to the envelope of the building and priority needs which are to make the site safe and accessible for use.

Dorothy Chase stated that as a venue option, the site is not expected to start out at 100%. The goal would be 60% the first year, 80% the second, and 100% by the third year.

Dorothy Chase stated further that the business proposal has two parts. In addition to the venue option, there would be an arts and humanity/cultural component.

Stanley Benulis noted that there was a letter from the building inspector in 2015 regarding the work that would need to be done to bring the building up to code. These figures are likely outdated.

There was discussion regarding the 501(c)3 organization that would be formed to support the reuse plan. It was suggested by Nicholas Bulens that evidence of community engagement be determined and included in the business plan, as this would strength the committee's arguments.

Beth Morley agreed to gather information regarding the frequency of events and rents of other sites.

Nicholas Bulens and Cathy Torrey will meet with the Mayor to discuss access to the building for the committee. It was asked that the site visit be held on Saturday or Sunday. The committee must be careful to observe Open Meeting Law requirements if there a quorum is present at the site visit.

Communication from Jim D'Entremont, owner of Cocktails

Mr. D'Entremont spoke about his company which provides bartending services for events. He stated that he has been in business for 30 years. He listed several places that he has worked.

EMERY REUSE ADVISORY COMMITTEE  
RECORD OF MINUTES AND PROCEEDINGS  
TUESDAY, May 2, 2017

He noted that when serving alcohol, it is typically open bar. When there is a cash bar, a one-day liquor license is required. An alcohol distributor is used to supply the alcohol.

Trash is removed by the vendors. The caterer and bartender would do the set up and breakdown. Smoking is only permitted outside. He noted that it is important to put these specifics in the reuse documents.

Nicholas Bulens asked about alcohol on public land relative to public consumption laws/regulations. There was discussion, and Mr. D'Entremont stated that this has not been an issue on the many other sites that he has worked. It was suggested that signs could be placed to direct patrons on this matter.

Communication from Historic New England

Cathy Torrey stated that she has spoken with Historic New England. She informed the committee that they are very interested in working with Weymouth. They are "watching to see what Weymouth does" and would like to advise and lead the Town to save and protect the estate.

Dorothy Chase questioned the motivation of Historic New England's willingness to assist the Town and the nature of their interest in helping the Town.

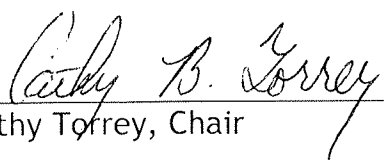
Next Meeting

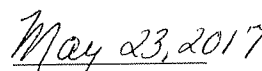
The next meeting will be held on May 9, 2017 at 7pm at the Abigail Adams Middle School Library.

Adjournment

A motion was made to adjourn at 8:52 pm and was seconded. UNANIMOUSLY VOTED.

Approved:

  
\_\_\_\_\_  
Cathy Torrey, Chair

  
\_\_\_\_\_  
Date