

## Town of Lunenburg Building Re-Use Committee

Jamie Toale, Chair – Present 

Damon McQuaid, Vice-Chair – Present 

Mark Erickson, Clerk - Present 

Dave MacDonald, Member - Present 

Ron Albert, Member – Absent

Rebecca Lantry, Member - Absent

Mike Mackin, Member – Absent

### MINUTES

Monday August 15, 2016, 6:30 P.M.

Town Hall, 17 Main St.

Lunenburg, MA 01462

Also present: Dave Rodgers, Ann Gilman

1. Call to Order: Chairman Toale called the meeting order at 6:35 PM
2. Announcements: Vote was taken to reorganize the committee; Jamie Toale was nominated to continue as chair; after a brief discussion Damon McQuaid was nominated as vice-chair and Mark Erickson was nominated as clerk. All votes were unanimously approved.
3. Public comment: None
4. Minutes approval:
  - a. Minutes from 1/5/2015 revised and reapproved
  - b. Minutes from 2/15/2016 approved
  - c. Minutes from 10/28/2015 revised to 11/3/2014 approved
5. Current Business
  - a. Mr. Toale said that we received 4 bids in response to our RFQ that were all higher than the \$10k we're authorized. He said that 2 of the bidders agreed to meet with us this evening to clarify their work and our expectations. He said there was also a proposal that we consider a different approach to the TC Passios property and that we would be meeting with the proposer to discuss that project.
  - b. Our first meeting was with J. Chet Rogers, LLC. Rex Norman presented for Chet Rogers, who joined us on the phone. They would prepare 4 appraisals of the respective properties based on "as is" condition and highest best use. They said that because of deferred maintenance the properties may yield no net value. They would prepare a USPAP compliant report and provide ten bound copies by end of October,

2016. The committee voiced a concern that an appraisal would be of little value to us due to the current condition of the buildings and the difficulty in finding comps. Of more value would be marketability of the properties, with economic development as the main thrust. They said they would revise their proposal and get back to us in a day or two with a more specific proposal

- c. Our second meeting was with James Czupryna and his associate, Mark DeLisio. Jim provided some background on the work they have done, using the new Library in Townsend as an example. Many towns fail to consider what happens to the old building once they decide to build a new one. Oftentimes they sit empty because there is no use for them. He said he thought the Ritter Building has many options and lots of potential. He wasn't sure about Town Hall but said it would not be suitable for retail. He said he thought the old Primary school may have potential but wasn't sure for what. He said he would prepare a report listing issues and challenges, as well as what other towns have done with their buildings. He said he would visit other towns as part of his research.
  - d. Our third meeting was with Harald Scheid, who has been the Town Assessor for the last 22 years. He presented a "Bold Vision for Lunenburg" in the form of a Lunenburg Village Center. His vision is that the 8.5 acre Passios site becomes a mixed use, walkable Town Center, with different kinds of housing. He said it has potential to be a model community and local economic engine. The site could include Town Hall, a Town Square, "Turkey Hill" Inn and Hostel, upscale senior housing, a general store and mixed use buildings, with retail on the first floor and condominiums on the second floor. He also suggested Town Hall could have first floor offices and a theater on the second floor. The Ritter building could house the New England Center for Sustainable Community and Government. The old Primary School could become a sustainable cluster village community. Members expressed interest and intrigue with Mr. Scheid's plan and encouraged him to explore the idea further.
  - e. After the presenters left, the committee continued discussion on the presentations. We agreed that just getting appraisals would be of little value. We said we would revisit the discussion at our next meeting after receiving a revised proposal from Chet Rogers.
6. Meeting Schedule: The next meeting was set for Monday, August 29 at 6:30 PM.
  7. Board/Public Comment: Mr. Rodgers commented that he favors the vision proposed by Mr. Scheid and went so far as to offer \$1,000 as one of 100 shares to get the project started.
  8. Adjournment: Motion made, seconded and approved (MSA) to adjourn at 9:36