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Minutes

Town of Lunenburg

Building ReUse Committee – October 6, 2014

A meeting of the Building Re-Use Committee was held at Town Hall on Monday, October 6, 2014 at 6:30 P.M. Present were committee members Jamie Toale, Ron Albert, Dave MacDonald, Mike Mackin and Dave Matthews. Members Damon McQuaid, Deb Seeley, Mark Erickson and Rebecca Lantry were absent. Also present was advisor, John Londa.

Announcements – None

Public Comment – None

Current Business:

Chair, Jamie Toale introduced agenda item and stated that the Planning Board was also meeting this evening and therefore Damon McQuaid was absent. One of their agenda items was continuing to workshop the Village District Zoning.

As a result of televised and newspaper discussion of potential future building plans, the Committee felt the need to re-confirm what it believes its charter is. It was agreed that the committee saw the following as our charge:

- To do the appropriate staff work to assess current and future maintenance and capital costs for Town owned buildings.
- To evaluate the market potential of buildings deemed "surplus".
- To recommend a course of action and assist in the planning and execution of renovation, demolition or sale of any space, as directed by the Town.

The discussion of the various properties resulted in the agreement as to the following status:

T.C. Passios & Brooks House - No action – School Committee to decide the boundaries and timing of any excess property.

Ritter Building & Old Primary School - No Action – Awaiting any changes to Village Zoning Bylaw that would affect potential use and market .

Town Hall – Reviewing renovation plans and costs for current capital needs and potential future use.

Mr. Toale stated that the FLACC collaborative still had an interest in the Passios property. Mr. Matthews suggested that FLACC begin to get financing together but it was agreed that any discussions beyond that of mutual interest in continuing to talk would wait until the School Committee formalized their property transfer plans.

Mr. Toale also stated that he had initiated a conversation with Verizon to determine any future plans for their property on School Street, but it was unlikely that Verizon would be making any changes to their switching station located between the Ritter and the Old Primary School.

Mr. Toale discussed the plan to tour the Old Primary School and other Town Halls around the state, and suggested that he would arrange to do these tours via video using the Town's Public Access resources to assist. This plan of action was supported, and committee members agreed to watch the videos as a group or individually and then discuss at a future meeting.

Mr. Toale stated that he and Mr. Erickson would begin work on the cost/revenue assumption model shortly and share the work with the committee as it was developed. Mr. MacDonald stated that the cost/revenue assessments were the most important part of the committee's work and would be crucial in making recommendations on building re-use to the Town.

Old Business: - Discussion included in topics above.

Meeting Schedule:

Due to a conflict with BOS and the Planning Board meeting on October 20, Mr. Albert moved that the 10/20 meeting be cancelled. Mr. MacDonald seconded and the decision passed 5-0

Next meeting – November 3, 2014 @ 6:30 in Town Hall

November 17, 2014

Comment: - None

The meeting adjourned at 7:15

Respectfully submitted,

Jamie Toale

Chair, Building ReUse Committee