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Minutes
Town of Lunenburg
Building Re-Use Committee

A meeting of the Building Re-Use Committee was held at Town Hall on Monday, November 3, 2014 at 6:30 p.m. Present were committee members Jamie Toale, Dave MacDonald, Mark Erickson, Deb Seeley, Rebecca Lantry, Dave Matthews and Damon McQuaid. Also present was advisor, John Londa.

Announcements:

Chairman Toale asked that a member be temporarily assigned to take minutes due to the heavy meeting schedule and workload Damon is currently managing. Ms. Seeley volunteered, Mr. MacDonald made a motion to appoint Ms. Seeley, Mr. McQuaid second, passed unanimously. Ms. Seeley will coordinate agendas and minutes with the Chair.

Public Comment:

None from the Committee. Matthew Alison, Planning Board liason to the Agricultural Commission, was recognized and asked the Building Re-Use Committee to consider a Public Market as a potential re-use of a town-owned building. He cited MGL Ch. 40, Sec. 10 and noted that such a use would be in keeping with Lunenburg agricultural history. Mr. Matthews suggested that Mr. Alison and the Agricultural Commission prepare a business plan for the vision of what a Public Market would be. Mr. Toale said the plan would be included in a future Building Re-Use Committee agenda when the plan is complete.

Minutes:

Minutes were approved and signed for meetings on July 7, June 18 and June 2. March 3rd minutes require the signature of Mr. Mackin.

Current Business:

Mr. McQuaid gave an update on the development of a Village Zoning By-Law. He said that the new Land Use Director, Adam Burney, is reviewing the current draft and making some suggestions re: architectural protection districts, the current Demolition Delay By-Law and other areas of the draft. Ms. Lantry noted that Mr. Burney will be attending the next Historical Commission to discuss these ideas. Mr. Toale noted the commitment of the Building Re-Use Committee to historical preservation. Mr. McQuaid said that the new by-law will probably be presented at the Spring Town Meeting.

The Committee discussed the current status of the T.C. Passios School and the Brooks House which are still under review by the School Building Committee. Mr. Erickson is the Committee liason to the School Building Committee and will give updates as the discussion moves forward by the School. At this time, the Building Re-Use Committee will take no action or have further discussion on these buildings until the status is determined by the School Committee and Planning Board. Mr. Toale noted that Jack Rodiquenz, DPW Director, was on the agenda to discuss ideas on the TCP but did not attend.

Mr. Toale updated the committee on the work he and Mr. Erickson have done to develop cost/revenue assumptions on the various buildings which will need to be adjusted as building discussions continue and will remain as an agenda item going forward. Mr. Toale noted that the information on Annual Maintenance and Utility Costs of the building need to be updated for the most current projections included in the FY plans. He also asked the committee for input on what should be included in the

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FY16 Capital Plan which is due on December 19th. After discussion, the committee asked that 2 line items be requested: 1. Painting of the Town Hall building facade (Mr. Toale will contact Mr. Rodiquenz for estimates) and 2. Funding for a Feasibility Study for Town Hall Renovation (Mr. MacDonald will prepared estimated cost). The committee also discussed the potential for Federal or State grant funding for the Town Hall renovation due to it's historic significance. Ms. Lantry will research grant opportunities. Both of these items will be included on the Dec. 1st agenda for discussion.

Old Business: - None

Meeting Schedule:

After polling the committee on preferred meeting dates and times, Mr. Toale said that the committee meetings would remain on the 1st and 3rd Monday of the month at 6:30 p.m at Town Hall or as needed. The next meeting of the committee will be held on Monday, December 1st at 6:30 p.m at the Town Hall.

Board Comment: - None

Public Comment: - None

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Deborah J. Seeley
Member, Building Re-Use Committee