

Scituate Adaptive Building Reuse Committee

Meeting Minutes: October 8, 2015

Location: Public Works Office, Scituate Town Hall

Attendees: Karen Pritchard, Gordon, Price, Maura Dawley, Patricia Lambert, Stephanie Holland, Al Bangert, Larry Guilmette

Not present: Bob DeLorenzo

Guest: Selectman John Dannehy

Meeting was called to order at 7:03 pm

I. KP opened the meeting with comments and a review of the high points achieved by SABRC to date:

- Building tours
- Discussions re: options to be considered, scenarios to be presented
- Distributed "Potential Reuse Strategies – Initial List of Ideas (Update 10/8/2015). A review of the document stimulated many comments - e.g., continuing discussion on the Senior Center; facilities needs; program needs.
- Discussion of timing for a future public forum and needed preparations prior to the meeting
- Value of properties: for sale and/or alternative uses
- Selectman Dannehy briefly reviewed the likely timeline for a Senior Center in FY 2018
- AB discussed the consideration of a possible incremental approach to solutions for the 4 groups (Town Hall, Recreation, School Administration and the Senior Center)

Action item: Development of program needs for Town Hall, Recreation Department, School Administration and the Council on Aging)

- who needs what
- critical and timely input essential for SABRC
- will most likely require the retention of a professional design firm

Action item: Cell tower - AB will get the details on the contract for the term; right-to-relocate; demo clause (\$ amount for termination).

Joan Ball comment: consider keeping the Senior Center in its current location

Les Ball comment: The Scituate Library Foundation encourages a fast track approach for determining needs for the future Senior Center.

II. LG then reviewed his progress to date regarding potential range of value and range of uses should the Town opt to place any of the properties up for sale.

- LG has met with 2 firms to date: CBRE New England, and Thompson Hennessey & Partners. An exterior tour of the properties and discussion of current activities in town were conducted with both.
- Both firms initially feel the locations would probably be best suited for residential development such as a "Friendly 40B", assisted living, senior apartments (with the latter 2 lending themselves for residents being closer to family)
- Great real estate cycle right now, with 2016 & 2017 anticipated to continue strongly; in 2018 things could start to fall apart (?). [perhaps an issue with respect to the Town's timing]
- With respect to potential value, an apartment development site might fetch \$40,00/unit on "raw land" (e.g., 250 units at this price could potentially achieve a \$10,000,000 selling price).
- If the Gates location was to be developed as "for sale condos", the current price per on "raw land" could range from \$60,000 to \$70,000.

Action item: regarding Affordable Housing, how far away is Scituate from reaching the 10% threshold of housing stock to fend off a 40B project (note: in a 40B project typically 20-25% of the units are designated as "affordable").

III. Review of minutes from prior meeting(s).

IV. New Business: Council on Aging ~ KP asked GP to have someone from the COA at our next meeting.

Next meeting: October 22, 2015

Meeting was adjourned at 8:50 pm.

SUBMITTED BY LGG