

Scituate Adaptive Building Reuse Committee  
Town Hall, DPW Office  
Meeting Minutes, 11/5/15

Attendees: Stephanie Holland, Karen Pritchard, Al Bangert, Bob DeLorenzo, Larry Guillmette, Patricia Lambert

Absent: Gordon Price

1. Review of RFP for programming services.

Work to be performed section:

- Change word “required” to “anticipated” in A, B and C.
- Change E to “Prepare blocking plan of Gates based on programming needs for A, B and C above.”
- Change D to “Develop adjacency diagrams with maximum attention to grouping departments into ‘communities of interest’.”
- Ease of use

2. Larry Guillmette reported that he had met with former colleagues Mike Miano and Bob Walsh to get high level assessments about future uses for the Gates property and the Town Hall Campus. Both think that some form of residential is best use for these properties. This could include Senior housing, community friendly 40B, and other multifamily housing. The value of these properties is dependent on what would/could be built: for multi-family it would be \$40k - \$50k per unit; for town homes it would be roughly valued at \$50k per unit,

- zoning would need to be changed
- \$2.7 - \$3.0 is rough value of town hall campus if multifamily plus retail is built at town hall campus.

CBRE report will be sent out to committee.

3. Cell tower - another 15yrs on contract? - From a development perspective we need to understand what the town’s commitment is regarding the cell tower behind the police station Al will research and communicate at future meeting.

4. Bob De Lorenzo led discussion on developing a broad communication of who we are, what we’ve been asked to do, where we are in process, tentative timeline, etc. All agreed that we should pursue and Bob will spearhead efforts. This topic will be discussed at all future meetings.

- newspaper (Ruth Thompson at Scituate Mariner)
- tweet
- post online
- email blast
- etc

5. Next Meeting: 11/19/15

