

Scituate Adaptive Building Reuse Committee  
Meeting Minutes: May 20, 2016

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

7:00 PM - Meeting called to order at Town Hall, DPW Office

Minutes from the 5/5/16 meeting were amended and accepted upon motion of Al Bangert, seconded by Patricia Lambert.

The Committee reviewed the proposed presentation to the Board of Selectmen.

Updates were made to the following pages:

Key Questions – Does monies spent on the Gates exterior by the CPC affect any question as to the historic designation of the building?

Reasons to Sell Properties – to be added: provides funding for future town projects and increases tax base; updated figures for tax revenue; updated the range for selling price and estimated annual tax revenue amounts

Obvious Stuff – consideration of the timing of projects to prevent further deterioration of the Gates building; request Kevin Kelly to determine the cost to close Gates and maintain the building for future use.

Option1 – refine the language on timing and expense to clarify site work, demolition of the A and C wings and site work for the COA. We need greater expertise to firm up figures or cost per square foot. Add the word “estimate” to our slide.

Option 2 - Al Bangert pointed out the cell tower needs to be added to the Option 1 and Option 2 pages as it limits property use with both options. We need to firm up the demolition costs with this option. We will need clarification on figure from John Catlin on the cost of building a COA. Is his figure accurate? Did we include adequate support space in this option? We updated the cons section to include costs and security issues of relocating School Administration and Recreation in an elementary building. This would necessitate a separate entrance and secure separation from the school.

A page was added “What We Need from You”. It was discussed that the committee will need additional funding if Option 1 is chosen for Durkee Brown to complete a schematic plan. An Estimator is needed of costs based on the schematic plan.

Gordon Price asked if the rehabbing of the Gates building will require a zoning change. Al Bangert replied that it will not need a change if it remains municipal use. A zoning change would be required if the property were used for commercial or dense residential use.

Another public forum was discussed. It was agreed that if the BOS would like to host a meeting we would attend but we did hold one in February and our meetings have been well attended by the public.

Discussion and updates on pages to the property value to include ranges

Questions by attending members of the public:

- It was asked why there is such a difference between the cost of renovating the Gates building for town use versus the quote given a few years ago. The committee answered that the older study dollar figures were to renovate the Gates building for reuse as a middle school.
- It was asked if any consideration of turning the Gates building over for a over 55 housing development. The committee answered that we did consider selling the property to a developer. The outcome in terms of type of development would then be up to the developer. The real estate market would determine how it was developed. The current Lincoln Park, Wheeler Park and Central Park housing are owned and operated by the Scituate Housing Authority which is not the Town of Scituate but a quasi-public agency.
- It was asked whether storm water would adversely affect neighbors behind the proposed COA. The committee stated the storm water by laws should protect neighbors from this issue.
- It was asked why the COA would be located at the rear of the Gates property. The answer was that it would be the best use in order to give greater separation from the other building and allow for adequate parking and perhaps maintain the space to allow keeping a soccer field on site.
- It was asked why we would spend monies to move the Recreation Department to an elementary school building when they are already housed in one. It was explained that they are temporarily housed in the Jenkins School due to renovation at the high school. The programming is temporarily scattered around town space but they will need to be housed in a permanent location.
- It was asked if the gymnasium at Gates would be razed in option 2. The answer is yes.
- It was asked why we did not further one of the early options. 1a. It was answered that the committee did not feel it was in the best interest of the town to sell the property. The committee agrees that keeping the land or town use is more beneficial to the town considering the finite amount of

land available. It was agreed the committee's goal is long term rather than short.

- A follow up to the above question was to the assessed value of the current Gates property. It was stated as over 16M. It was discussed that perhaps it is for insurance purposes but that Al Bangert will discuss with the town Assessor and report back.

Further discussion ensued as to why Option 1a was set aside. The committee agreed that we prefer to offer long term solutions that will work for the town for the foreseeable future.

New Business discussion:

Members Maura Dawley, Stephanie Holland and Patricia Lambert's terms are expiring on the SABRC Board. They will apply to be reappointed before 6/30/16.

Karen Pritchard will discuss a date for presenting to the Board of Selectmen with the Town Administrator. Al Bangert will send members and updated copy of the presentation and get data from the Assessor on the Gates Property.

9:20PM: Motion to adjourn by Stephanie Holland seconded by Gordon Price. Unanimous vote to adjourn.

Next Meeting: Thursday, June 2, 2016 at 7:00PM

Minutes Respectfully Submitted by Maura Dawley