

Meeting Notes
November 15, 2017
Buildings Committee

Attendees: Liz Glidden, Jeff Muthersbaugh, Jan Sweet, Jared Novinski. Scott Brookes, Patrick Pinnell.

Meeting opened at 6:05

The Committee called into a conference call with Chris Ferrero and Dan Jahne of Fuss and O'Neill.

The Committee agreed to proceed with the proposal from HazPros to clean the Jail Cells (both levels and the vestibule to the jail) for \$32,000. The contractor will remove all the debris and dispose of the waste for this area.

Chris Ferrero of Fuss and O'Neill walked the committee through the proposed parking areas on the Jail Site Plan. Patrick Pinnell made the recommendation that labels be added that state the walking distance to other area attractions and shared parking.

Chris Ferrero stated the purpose of the proforma was to:

- Gather a lot of technical data important to a developer so that a plan can be developed.
- Identify the highest and best use for the property
- Identify any funding gaps and how that gap can be filled.

Discussion continued about the proforma. The good news is that a restaurant can succeed based on the market data. The bad news is that the site development work will lead to a large financial gap.

Two challenges with a restaurant are the cost of the restaurant equipment and the need for additional septic capacity. In contrast, a museum or other such use may not have the need for a large septic capacity but is not a revenue generator.

The Committee went over the priorities for the site again, that it should be open to the public, be a revenue generator and that it should retain the historic structure. It was reiterated that even though the proforma was for a restaurant, the Committee and Town will entertain any use that is presented to the Town from a developer who commits to retaining the historic integrity of the Jail and who has the financial resources to redevelop the site.

Conversation continued about tax credits and the fact that the Town cannot sell (or transfer deed) the jail to another entity. A recommendation was made that the Town look into revising the 2005 conveyance that deeded the Jail property to the Town to see if there is a way to deed it to another entity to make it more attractive for a third party to develop. Another possibility is to form a Redevelopment Corporation that could offer some tax opportunities.

Discussion changed to Scovil Hoe/ Former DOT garage. Dan Jahne stated that the environmental assessment was under way. He believes it is the first time the buildings have been tested. They are conducting test bores on the trench drains, there are no underground tanks present, and that they will want to test the supply well for water quality.

Liz Glidden stated she would get F/O the soil tests for some of the properties in the area in order to further an examination of waste water capacity in the area.

The committee discussed the Freedom of Information Hearing in October. It was recommended by Town Counsel that the Committee vote on, and approve, agendas meeting minutes from June 21 and 22, August 15. Patrick made the motion, Jeff seconded it. All were in favor. Said meeting minutes and agendas will be posted on the town website.

Meeting adjourned at 7:50.