

Approved 17 Feb 2016

Minutes of the 101 Mill Road Committee February 3rd, 2016

Member Attendees

Curtis Barton
Louise Cryts
Hugh Evans
Bill Griffin
Brian Latina
Sara Pereira

Member Absentees:

Janet Askenburg (BOS liaison)

Members of the Public in attendance:

Dave Sperry

A quorum being present, Bill called the meeting to order at 7:00. The call to order was followed by the Pledge of Allegiance.

7:02 Public Input:

None.

7:03 Approval of Minutes

Minor corrections to the Minutes of the January 20th draft were discussed. A motion to approve them (Brian/Hugh) passed 6-0-0.

The Committee noted that we want to reiterate that we do not want to cut down the trees bordering the property. They should be retained as is until at least the Fall Town Meeting. The Tree Committee needs to be consulted prior to altering tree lines.

7:10 Reopen Public Input

A motion to reopen public input (Hugh/Brian) passed 6-0-0. Dave Sperry asked whether there had been reports on the structural integrity of the 101 Mill. The answer is 'not yet.' The 99 Mill group has pictures of 101 Mill taken in the 1970s. 99 Mill will share them for our final report. Bill asked whether 99 Mill has had discussions regarding use as a venue. Dave Sperry said yes, and that there are issues of handicap accessibility. Bill stated that if 99 Mill wanted to discuss the issues with us, we would support a meeting. Dave Sperry noted that their insurance rates had gone up a lot.

7:30 Committee reports

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Brian noted that the Gibbett Hill facility in Groton is very nice and expensive. It used to include an Inn that burned recently.

Curtis briefed the Committee on the meeting with Gary Persichetti and the proposed contractor, Gienapp Design. Bill, Curtis, Gary Persichetti, and the representative discussed the Committee's needs and our budget. Bill noted to Gary and Dale Gienapp that we need 'heartbeat' data. We need current status and what's needed to be done. Dale Gienapp has looked at the building. Some issues were found. We will need skeleton data on the upper floors. We do not need complete Architectural and Engineering data. Bill reiterated what we need. We need support for Town Meeting. We are not responsible for the final solution. The cost estimate could render repairs infeasible. The boiler is a single zone system. Bill and Curtis discussed options with Dale Gienapp. The Gienapp Design representative, Dale Gienapp, will revise and resubmit his quote.

Hugh reported that his daughter had a water problem similar to the one 101 Mill had. She might be a good advocate to get insurance settlements if the Town engages an advocate to deal with pre-existing issues.

Sara and Louise reported that we do have working model of the venue option. We have data for Town Meeting. It's a solid, stand alone package. Insurance needs to be addressed in our report. We could bring in the Lincoln representative to discuss his operations at Town meeting. Louise noted that he was looking forward to viewing the house – perhaps in the Spring. He's generally available Monday, Wednesday and Thursday evenings. Louise will ask for clarification. We may pick a date, and hold a meeting at 101 Mill. We can also move the meeting to accommodate him.

Hugh noted that if there is a bias to sell, then we need to prepare our recommendations. Note: the School Committee also has plans to review the building. We feel that the Town should retain control of the building even if the School Department occupies it. Our briefing package needs a slide with major recommendations.

At our next meeting we will discuss the timeline for our 'dry run' of the venue. We will brief the Town in April with the final at Fall Town Meeting.

8:15 **Decision Matrix**

We have completed our work pending the results of the Gienapp study. The committee should review the current draft for concepts and language.

8:25 **Adjourn**

The Committee voted (Brian/Sara) 6-0-0 to adjourn to February 17th at the same location.

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The LL06 room has been reserved with the Fire Department. A motion to adjourn to the 3rd of February at 7PM in Town offices LL06 (Brian/Hugh) passed 6-0-0. The next meetings are the 17th of February, and the 2nd, 16th, and 30th of March.