

## Minutes of the 101 Mill Road Committee April 13th, 2016

### **Member Attendees**

Curtis Barton  
Louise Cryts  
Hugh Evans  
Bill Griffin  
Sara Pereira

### **Member Absentees:**

Brian Latina

### **Members of the Public in attendance:**

Dave Sperry, 99 Mill Road  
George Ripsom, 99 Mill Road  
Richard Silver, Event Coordinator for Pierce House, Lincoln, MA

A quorum being present, Bill called the meeting to order at 1 PM. Note: this meeting was held at 101 Mill Road.

### **1:05 Tour of 101 Mill Road:**

Mr. Richard Silver, who operates the Pierce House for Lincoln, MA, toured the property. He was also shown parts of 99 Mill Road. Discussion: Mr. Silver stated that the property is wonderful. It is accessible by highway, and hotels are close. He does not know about any local competition. The property itself is a plus – there are a lot of options. The shed could be useful.

Mr. Silver is a town employee of Lincoln, MA. The Pierce House is an investment for the Town. He became full time to support the effort. His property is used at Christmas, and for community events. There are now 60 to 70 weddings per year, and about 120 Town events. The Town events are free, but there is a cleaning fee.

We could use our large grassy area for events. Lincoln caps their events at 175 guests. Our outside area could easily handle 150. He suggests letting the people pick the spot for the wedding, using both 101 and 99 Mill. Eventually we will want a stone terrace to support a tent. Wood floors are expensive. Their terrace is 30 by 105 feet now.

He supports weddings from May to October. At one time, they held three weddings per weekend. Now, it's mostly on Saturday. They don't host corporate events, but would like to. They have hired a planner to help out. A good web site is key. They have an arrangement with a tent company that saves the weddings money.

The current shed represents an opportunity. For example, it could house restrooms. We might want to enlarge some rooms inside the old house. We could open up the first floor, and use the second floor for changing rooms. Improvements could be done in stages. Lincoln has spent \$500,000 in 20 years. They rebuilt things in the 1900 house. He has a source for kitchen equipment that saved them thousands. He will send pictures. Traffic is always an issue.

Our priority in fixing up the facility should be restrooms first, then open up the main room, and update the kitchen.

### **3:00 Discussion of the Inspection Report**

The issue here is how much detail to put in the report to Town Meeting. We will report on our mission, and effort to date. Sara will provide pictures of a 'wedding' to show what can be done. Bill will note that if we have to sell, then there will be stipulations.

### **3:10 Approval of Minutes**

A motion to approve the minutes of March 30<sup>th</sup>, as amended, (Hugh/Louise) passed 4-0-1.

### **3:15 Adjourn**

Bill will contact Paul Cohen for a replacement Board of Selectmen contact. Everybody will consider how to make a bicentennial tie in. A motion to adjourn to May 4<sup>th</sup>, at the Town Offices at 7 PM in LL06, (Hugh/Sara) passed 5-0-0.

Notes from 101 Site visit by Mr. Richard Silver of Pierce house of Lincoln: April 13, 2016

Mr. Silver is a town employee

First impressions from the outside:

1. nice site
2. great location
3. easy access from highways
4. good neighborhood
5. limited competition in the local area

Property is excellent – flexible to support multiple layouts/options

Pierce House

1. does 60-70 weddings per season; used to be F,Sa, Su now primarily Sa.
2. 125 town events held there last year – pay cleaning fee only.
3. Capped at 175-200 guests

For our location, 150 ppl in the yard location is quite okay tent will fit.

Current parking is viable, possible to utilize shuttles.

Advice points while outside:

1. Let people pick their spot for ceremony
2. Add/ refine landscaping
3. Eventually add stone patio under tent area to support tables and dance floor

Current model at Pierce:

1. Not many corp events but new assistant looking to expand this
2. Has added a website and FB page, getting great results

Tent:

1. Has arrangement with Come Rain or Shine, its put up for season and Richard pays ½ total cost \$1700.
2. Had stone patio made to match tent dims: 30' x 105', Dave Clark of Maynard.

Richard's labor history:

1. \$4k first yr, no benefits
2. Now full time employee
3. Provides some maintenance labor – painted building

Our site:

Little shed – has a role; rest rooms? Food prep area alternatively

Building review:

1. Open up the main floor as much as possible to restore to earlier condition and support gatherings.
2. Outside wrap around porch could support seating – cocktail hour.
3. Two front rooms on 2<sup>nd</sup> floor excellent form bridal part preparations

4. For a caretaker balance of 2<sup>nd</sup> floor and 3<sup>rd</sup> floor spaces are viable for living, mirrors what goes on at Pierce.
5. Kitchen update, increased bathroom capacity priority.
6. Update windows

Various talking points:

1. Pierce house started much the same way as what we have now, Lincoln was faced with an older building with multiple issues and old infrastructure.
2. So... bring along the concept in stages, supporting what can be accommodated as you go
3. 500k in improvements over Richard's tenure
4. Rich was given a \$125k budget for kitchen, did it for \$12k, selecting equipment from restaurant depot, can get us access.
5. Alcohol; client purchases on consignment
  - a. Strict rules on pouring
  - b. Bartenders are licensed and covered for \$1MM
6. Richard has two jobs:
  - a. Maintenance and house prep
  - b. Event coordinator.
7. Richard provided his 'resume' as written covering his roles as established over time.
  - a. BG to transcribe images of this resume for final report.

A full hour and a half sharing lots of information! Richard was excited about what we were looking at throughout, stated he would do it himself if he had the wherewithal.