

## Minutes of the 101 Mill Road Committee June 15th, 2016

### **Member Attendees**

Curtis Barton  
Hugh Evans  
Bill Griffin  
Sara Pereira

### **Absentees:**

Louise Cryts  
Brian Latina  
Pat Wojtas

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

Selectman Diggs  
Dave Sperry  
Brian Stripp (Historical Commission)

A quorum being present, Bill called the meeting to order at 7:00 PM. Bill led the group in the Pledge of Allegiance.

### **7:03 Public Input**

None.

### **7:05 Committee Actions**

Curtis and Bill explained the meeting with Dale Gienapp (Inspection Report author) and Gary Persichetti. Mr. Gienapp promised to update the report . He was invited to this meeting. Bill will follow up with Gary Persichetti.

Final Report: Hugh prepared a prologue for the Final Report (see attached). It concerns preserving our heritage. When Hugh sends it to Curtis, he will include it in the minutes. Hugh noted that Lloyd Green saw 99 and 101 Mill as a destination.

Curtis began the discussion of a draft outline of the Final Report. The need for an 'Organization' (of the Report) section is not clear. We need to add to the section on why the property was bought. We will add the draft appendices list to the report outline. We need to continue to flesh out the sections. Sara will add to the section on Investigations, especially the venue option. Hugh will work on the Amesbury example of a gateway. Interpretive center. Louise should discuss the garden center and historical notes.

We need to work on the Bicentennial celebration. Louise's input on the vision of 101 Mill will be added to the minutes (see attachment). Sara will make her presentation

information into a more stand-alone product. Bill still owes a draft of the Executive Summary. Brian needs to provide some ideas on accessibility.

Each committee member is expected to provide a brief bio for the report.

**8:00 Approval of Minutes**

Postponed to the next meeting.

**8:05 Plan**

We have the room reserved for the 29<sup>th</sup> of June, Our appointments have been extended until the end of year. We are still working toward finishing by the Fall TM. Curtis will set up a briefing for Pat Wojtas at her convenience.

99 Mill reported that they are still working issues with the facilities. They need manpower. Insurance is still an issue. Nashoba Tech might provide some help this summer.

**8:10 Adjourn**

A motion to adjourn to June 29th at the Town Offices at 7 PM in LL06, (Sara/Hugh) passed 4-0-0.

## Prologue: Preserving our Heritage (Hugh W. Evans)

One of the things I like about Chelmsford is that its citizens are passionate about preserving their heritage, not letting it slip away as our town expands and modernizes. Chances are you are reading this report because you are curious about what is going to happen to the Adams property that fell into our hands with the departure of the Merrimack Education Center at 101 Mill Road. It is one of four ancient Federal buildings left in Chelmsford that dates back to 1816. We celebrate its bicentennial this year. It was built and occupied by Samuel Adams and his family and changed hands only several times. Samuel was a relative of John Adams, famed second President of the United States.

I have myself resided across the street for forty years. One of the first neighbors I met upon my arrival was the notable Lloyd Greene, owner of both 101 Mill Road and the Millstream at 99 Mill Road, which he developed.

Mr. Greene was an interesting man – an educator of sorts, who ran his AV business out of his home, but dedicated a good deal of his energy to the restoration of an early saw mill that originally produced much of the cut wood the town of Chelmsford. He claimed his mill was a precursor to the mills of Lowell. He was very proud of the fact he had the original charter to the land from King Charles II of England, and used it to produce energy from water that flowed over a dam. He was also an experienced stone worker and hired countless young people throughout the neighborhood to work on endless projects, that can be seen everywhere you look when you visit. In fact, that was his vision: He wanted the Millstream dam and old house at 101 Mill Road to be a destination that people could enjoy, seeing a working model of how people lived and labored in early New England.

How this could be achieved, preserving the old homestead is the subject of this report. It sets before the citizens of this town a number of self-sustaining options to uphold the dream. It grapples with the harsh reality that old properties cost money if they are to be useful for community life. We seek to show ways a daunting venture like this can pay for itself.

When the Board of Selectmen appointed the 101 Mill Road Committee, we had no clue as to the path we would take, but after a year of exploring alternative uses, we moved from a position of relative lethargy to a state of excitement, seeing what other towns have done with surprising success. You can judge the process we entered into as we attempted to fulfill our commission with “due diligence.” This not only involved biweekly meetings at the Town Hall, consultation with various Town Committees, field trips, visits with the public, open houses with neighbors, exhibitions at the Farmers Market and interviews with other knowledgeable people. You should find your reading both enjoyable and also revealing.

## **101 Mill RD VISION – 6-15-16**

101 Mill Road Committee: Report as requested.

Comments per committee members 1/2015 to 6/2016

Reports by Chelmsford Historical Society

Reports by Chelmsford Tree committee

### 1. Historical importance:

House was built in 1816.

Original property granted to Samuel Adams in 1656. 450 acres to erect the first sawmill in Chelmsford. Sawmill was maintained by 5 successive generations of the Adams family. Historical report told of Adams varied accomplishments.

Mill was not used since 1899.

Lloyd Green purchased the property in 1967 when it was planning to be “smashed by a developer.” Prior to his purchase, the home had many owners, who used the property as their private residence. The property had dwindled from 450 acres to 1.93 acres.

### 2. Suggestions by 101 Mill Road committee

Venue events:

Weddings/special celebrations-family groups, scouts, town awards, volunteer groups.

Corporate: cookouts: awards, celebrations etc

Peace garden site: Hospice families, special photo space photographers .

Education : option with visit to Saw mill/Grist Mill /tour on it's operation, and it's importance to the town of Chelmsford.

History: /story telling/ Adams family other familiar names of residents involved with house. (Russell Mill)

Museum: pictures 1656 to current?? House 200years old

Conservation: mixed hardwood/shrub bed specimens (tree committee inventory), River Meadow Brook, hiking trails, nature walks, school field trips.

Bicentennial: house 1816 -2016 special town event plans –Historical society.

Holidays: winter, local florists and home decorators, shops etc. offer items for sale, % to the Mill rd House.

### 3; Spiral /stage development

Vision of Mr Green (Hugh Evans report)

Vision as suggested by Richard Silver/ Manager of Pierce House Sudbury,  
Ma

Redo kitchen ; industrial appliances purchased thru Restaurant direct  
Waltham (Resource Richard Silver.)

Build porch ; surrounding and connected to house. Involve skills of  
Nashoba Tech students /school % of cost per Nashoba.

Enlarge 1<sup>st</sup> floor bathroom( hall & room BR )

Shed: ? bathroom setup 1 or 2 stalls. Sewer line nearby.

Contract with local landscaper (Weston Nursery, Peace garden) garden  
clubs etc.

Prepare area for tent/terrace/dance area,/parking.

Parking, Shuttle from local school/

Submitted : Louise Cryts 101 Mill rd Committee member