

## Minutes of the 101 Mill Road Committee September 22nd, 2016

### **Member Attendees**

Curtis Barton  
Louise Cryts  
Hugh Evans  
Bill Griffin  
Sara Pereira  
Brian Latina  
Pat Wojtas (BOS liaison)

### **Absentees:**

None

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

Dave Sperry dave\_sperry@ieee.org  
Theresa Feely fredtree@comcast.net  
Judy Carven jkcarven@comcast.net  
Susan Julian Gates sjuliangates@comcast.net

A quorum being present, Bill called the meeting to order at 7:04 PM. Bill led the group in the Pledge of Allegiance. Bill noted that the Board of Selectmen wants more information. There is more work to do.

### **7:06 Public Input**

Susan Gates noted that 101 Mill might benefit from the experience of the Chelmsford Center for the Arts (Old Town Hall) experience. Current weddings are larger than expected. The CCFA can hold up to 112 seated and 72 with a dance floor. It's great for small weddings. They have had them. She believes that the average size for weddings is now 150.

Bill explained our task and effort. Susan noted that the CCFA is not a function hall, but they do rent the café and hold other events. The CCFA has been in the black from the beginning. However, there is no paid staff. The goal is to hire 1 full and 2 part time people.

Judy Carven, TM Representative from Precinct 7, asked whether our recommendation was to use 101 Mill as a venue. Bill said yes, and briefly explained our process. He noted the Town of Lincoln's experience. Judy then asked how we would run the venue. Bill noted that we were not chartered to prepare a business plan. We are asking for \$20,000 from Fall Town meeting to take the next steps. We will coordinate with 99 Mill. Dave Sperry noted that they will ask their consultant to walk through 101 Mill to address their options and planning. Bill noted that we plan a spiral development process. We have been asked to develop a business plan.

Judy Carven noted that she believes that a lot of people are unhappy with the purchase. She proposed that the back area be made into a conservation area, and the front section be rebuilt as a two family residence (see attached proposal). She noted that the Historical Commission has the authority to guide restoration of the house. The Committee and public discussed issues. Bill noted the Lincoln experience, and stated that Judy was welcome to come back to the meeting.

Hugh asked Susan what they did with the income from the CCFA. Susan stated that they were moving toward a performance venue.

Theresa Feely stated that she hadn't known what was being looked at. She wants to continue the property integrity. Bill noted that there was no intention to leave the building a drain on the Town.

Judy stated that she did not want it to be a money pit.

Bill also stated that we had presented a full report. Pat promised to check whether it is available on line.

#### **7:45 Minutes**

A motion to accept the August 24<sup>th</sup> and September 7<sup>th</sup> minutes as written (Brian/Louise) passed 5-0-1.

#### **7:47 Committee Actions**

Bill will see the FinCom tonight. We plan to get a recommendation for TM. We need to develop the business case. Brian noted that we could get data on a similar model. Examples: costs, number of volunteers. Sara noted that there are a lot of variables. Pat noted that we need a range of projections. Town Meeting will want to see a range of costs and benefits. We also need to consider 99 Mill.

Bill noted that he had asked Paul Cohen whether we should go forward or postpone. Paul said to continue. Bill noted that we won't be ready for the BOS meeting prior to Town meeting. Pat stated that we shouldn't overemphasize that the Plan is not in our charter. There may be a motion to Table the warrant article.

99 Mill needs at least to early October to assess their status. A venue is a stretch for their charter. Bill asked whether someone from 99 Mill will be at Town Meeting. Dave will discuss with the trustees.

We will have to estimate some costs. Pat will check on utility costs from DPW. Sara will reach back to Mr. Silver and others. Curtis will develop a straw man.

A motion to form a business plan subcommittee (Brian/Hugh) passed 6-0-0. Curtis, Sara, and Louise will constitute the subcommittee.

### **8:15 Adjourn**

A motion to adjourn to October 5th at the Town Offices at 7 PM in LL06 (Louise/Sara) passed 6-0-0.

### **ATTACHMENT:**

#### **Proposal for 101 Mill Road**

- 1) Subdivide the land.
  - A) 1 acre in the back
  - B) ½ acre in the front with the house
- 2) Get a variance to allow the house to be renovated into a two family home if so desired.
- 3) Ask the CPC if they would be interested in transferring the back 1 acre into open space.
- 4) Sell the front half acre with the house.
- 5) Ask the Historic Commission if they would take the house under their wing and protect it.

Adverse impact on abutters, the neighborhood, and the tax payers:

- Traffic
- Noise pollution
- Light pollution
- Safety issues, i.e., soccer fields

Submitted by Judith K Carven  
TMR Precinct 7