

**BUILDING REUSE COMMITTEE
MINUTES
JANUARY 21, 2009**

MEMBERS PRESENT: Vivian Ferguson, Co-Chair, Kevin L. Zingler, Co-Chair, Michael Crockett, John Dormer, Cheri A. Pelletier, Tana Parseliti

ALSO PRESENT: James Williams, Public Works Project Manager
Mark Pellegrini, Director of Planning and Economic Development

Adoption of December 17, 2008 Minutes

Ms. Parseliti moved to approve the minutes as written. Ms. Pelletier seconded the motion and all members voted in favor.

Discussion of Board of Directors' position on Case Mountain Lodge Strategic Plan

Director Zingler reported that the Board of Directors discussed the Committee's strategic plan recommendations for the Case Mountain lodge. He said while there was general interest in preserving the lodge and some agreement it should be used for a public use and would be an asset to the community, there was no funding in the Town's budget to pursue the plan's recommendations. He said the consensus of the Board was to keep the building secure and look for funding opportunities in the future.

Ms. Pelletier said there was not a lot of Board support for the caretaker option. Mostly there was support for securing and effectively mothballing the building. Both Mr. Dormer and Ms. Ferguson said it would be important to know what the building would ultimately be used for, since that would help with fundraising. Mr. Pellegrini said it would also be important to have some idea of what the cost would be to prepare the buildings for any possible reuse, since that would also be necessary for any fundraising efforts or grants writing proposals.

Mr. Williams said the building is essentially secure, and that Town forces periodically inspect the property, although more frequently in the spring, summer and fall than in the winter. Mr. Zingler said it would be necessary to get a code and building analysis to determine what it would cost to get the lodge suitable for occupancy, including the water, sewer, and electrical utilities that would be necessary.

There was some discussion about whether it would be possible to raise small amounts of funds and make improvements to the property on a piecemeal basis. Since there was no Board commitment for a caretaker and because there was some risk in doing work which may deteriorate over time or be damaged unless the entire project was completed expeditiously, incremental fundraising for smaller projects was not advisable.

Future role of the Committee

Ms. Pelletier said some Board members felt it was time for the Building Reuse Committee to complete its work. Perhaps this committee, or a new committee, should focus on seeking funding for the project at the Case Lodge.

During the discussion, several Committee members noted all of the buildings that had been referred to it had been studied. In one instance, the Grange, the Board of Education building and grounds operation has occupied the building. The strategic plan for the lodge has been completed, although funding presents the major obstacle to proceeding. The Committee made recommendations for the surplus buildings at the Bennet Sixth Grade Academy, and identified possible reuse options but, here again, proceeding with any of the recommendations is not possible without funding or, in the case of the Cheney Technical School, resolving parking issues that limit its viability for re-use.

Ms. Ferguson moved that the Committee prepare a final report draft to be presented to the Board of Directors. Mr. Crockett seconded the motion and all members voted in favor. Staff was directed to prepare a draft final report for review and adoption at the Committee's next regularly scheduled meeting.