

**BUILDING REUSE COMMITTEE  
MINUTES  
LINCOLN CENTER DIRECTOR'S ROOM  
4:30 P.M. – WEDNESDAY, OCTOBER 15, 2008**

**MEMBERS PRESENT:** Vivian Ferguson, Kevin Zingler, Cheri A. Pelletier, Michael Crockett, Margaret Hackett, Anne Miller, Tana Parseliti, John Dormer

**ALSO PRESENT:** Mark Pellegrini, Director of Planning and Economic Development; Gary Anderson, Senior Planner; Jim Williams, Public Works Project Manager

***Adoption of Minutes of August 20, 2008***

Ms. Ferguson moved to adopt the August 20, 2008 meeting minutes with the following corrections: Ms. Hackett attended the meeting but arrived late, and Mr. Zingler was not present at the meeting. Mr. Dormer seconded the motion and all members voted in favor.

***Discussion of Draft Strategic Plan for the Lodge at Case Mountain***

Committee members had received a draft of the Strategic Plan for the Stabilization and Reuse of the Lodge at Case Mountain and Co-Chairman Ferguson opened the meeting to discussion.

Mr. Crockett said in his opinion any report on the lodge should include a recommendation that the Board consider the demolition and removal of both structures. He said it is very unlikely the buildings will be restored and put to public use, and he feels they should be removed. Ms. Ferguson said any recommendation on the lodge should be adopted by a consensus of the Committee. Ms. Miller said she thought there was historic value to the properties and they should be preserved, a sentiment Ms. Ferguson agreed with.

Ms. Pelletier noted the Committee did not discuss whether the building could be relocated by someone. Mr. Crockett said although he recognized there may be objections to the demolition of the buildings, he felt all recommendations and options should be sent to the Board of Directors.

Mr. Crockett moved to amend the draft report to include an examination of the demolition of both buildings. Ms. Hackett seconded the motion.

Ms. Parseliti said her main interest and reason for being on the Committee involved the education square properties and she was not certain she should act on this motion. Ms. Ferguson said Ms. Parseliti could vote on any of the buildings under the purview of the Committee.

In response to a question from Ms. Ferguson, Mr. Williams said there had been no serious vandalism incidents at the lodge since the installation of the alarm system, but he would check with the police department to see if there was any recent activity.

Mr. Pellegrini noted that the first step in the draft strategy was to improve the lodge so a caretaker could be put in place. The longer term questions of public use and access would be pushed off into the future. He said if there is no consensus to move forward with the caretaker option, then the removal of the structures becomes a more likely alternative. It was also noted the draft strategic plan was prepared after the Committee had discussed a range of options for the lodge and came upon the idea of outlining a step-by-step strategy at its August 20, 2008 meeting. Mr. Crockett wanted to be sure the Board of Directors would know some Committee members felt demolition should be explored, even if it was not voted to be included in the report.

Co-Chair Zingler called for a vote on the motion to add demolition as an option to the draft strategic plan. Members Pelletier, Hackett, and Crockett voted in favor of the motion, members Ferguson, Zingler, Miller, and Dormer voted against the motion and Ms. Parseliti abstained.

Ms. Ferguson moved to accept the draft plan to be forwarded to the Directors, and to forward the dissenting opinion to the Board. Ms. Miller seconded the motion. All members voted in favor of the motion except for Ms. Pelletier and Mr. Crockett.

### ***Status Report on Bennet Buildings***

Mr. Pellegrini said he had sent a memo to General Manager Shanley regarding the Committee's recommendation that the School Street fire station be considered as a relocation site for the Manchester Fire Department once they vacate the Spruce Street Fire Station. He said he has received no further communication on that matter.

Mr. Pellegrini said he had contacted the property manager for the Bennet Apartments to discuss the possibility of providing parking on the lawn area next to the apartment building that could be used to support the Bennet Sixth Grade Academy and provide dedicated parking for the Cheney building. He said he made several calls and had not received a return call yet.

Ms. Ferguson suggested the Board of Directors consider putting the Cheney building on the market to gauge interest to buy the building since there had been no viable options for public investment. Ms. Parseliti noted that Capital Workforce Partners and Vernon Adult Education, located on Main Street, may need to expand to meet their increasing service needs and client base. Ms. Miller said PAL is also looking for a facility to expand or locate some operations as well. Ms. Hackett noted the Board of Education (BOE) would need to discuss whether there would be any BOE use for the Cheney building, especially given increasing demand for space at Robertson School. She also said the BOE would want the opportunity to discuss the compatibility of any use in the Cheney building with the Sixth Grade Academy.

It was noted the Committee had previously been advised that the BOE might have some uses for the Cheney building, including alternate education or central offices, but when the BOE Building & Sites Committee was approached in June 2008, they made it clear they had no interest in the Cheney building. Ms. Hackett, Mr. Dormer and others said that over time facility needs change and there may be a different opinion in the future.

### ***Other business***

Mr. Zingler said that Ms. Pelletier had requested a report on the activities of the Building Reuse Committee be provided to the Board of Directors for November.