

**Coolidge School Re-Use Task Force  
Finance Meeting Room, Town Hall  
Maynard, Mass.  
5:30 p.m. Tuesday, Feb. 17, 2015**

**Present:**

**Task Force Members:**

Lee Acker	Tim Hess	Jack MacKeen
Sally Bubier	Rick Lefferts	Vicki Stevens

**Also Present:**

Ellen Duggan	Stacia Caplanson, Circuit Rider with Preservation Mass.
Lynda Thayer	Lee Caras

I. **Minutes** – The minutes of the Feb. 3 task force meeting were unanimously approved.

II. **Preservation Massachusetts Circuit Rider Stacia Caplanson** – Stacia, with handouts and a fast-paced talk, gave us pointers on how to proceed and what to keep in mind as well as how Pres. Mass. can help us. Points included:

- Look over list of projects she handed out of historic buildings with new uses
- A building needs a job to pay its bills – must have an economically viable use
- The more a building is used the better for its preservation
- Ask – What does our community need? Best to fulfill a need.
- Is town best owner of property? Not always the case.
- Preservation restrictions, detailing what must be preserved in a building, can be included in a lease. Restriction can be tailored for a specific site, prohibiting demolition and requiring approval for all changes, for example.
- Pres. Mass. can help us with an RFP. Just completed one for an inn in Petersham, Mass. (see <http://preservationmass.org/wp-content/uploads/Petersham-Nichewaug-Inn-Academy-RFP-DRAFT.pdf>)
- A listing on national register of historic places can help a developer with tax credits. It does not restrict alterations.
- Mixed uses in building are common, even public and private uses

Q. Jack asked what a preservation consultant would do.

A. Stacia: Provide a variety of services including assess historical and architectural points, inform on tax credits, suggest building modifications, draft preservation restrictions, and help navigate project.

- To find optimal use for Coolidge, Tim asked if we could find trends from past preservation projects – what would work best given the particulars of Coolidge?

- Rick noted that the owner of a former school in Clinton, built by the builder of Coolidge, now used as assisted living, is interested in Coolidge. But the Clinton site is 23,000 sq. ft. Coolidge is 12,000 so might need addition to be viable.

Stacia encouraged us to keep in contact for resource information. She concluded by reminding us that the greenest building is the one that is currently standing.

**III. Feb. 28 Public Forum, Maynard Public Library** – Sally said she met with Tim, Jack, and Angus Jennings last week to discuss Angus facilitating the meeting. Angus will charge \$1,200 to facilitate. They talked about direction and concluded on three paths for Coolidge: 1. Town-owned, 2. Public/private, and 3. Private. Discussion points:

- Still, we agreed, we need to look for possible uses not just ownership. What does the community need?
- We don't need to solve the puzzle at the meeting, only present it and hope a group will form that realizes it's a hard problem but wants to work on it.
- Need to have someone give a concise overview of the Coolidge situation at the start of the meeting to bring the public up to speed.
- Information should not overwhelm.
- What do we hope for this meeting?
  - Need to know if there is a group of citizens who have a strong opinion about Coolidge. Is there a group with a goal for Coolidge?
  - What does productive use mean for Coolidge? How can it benefit the town?

Moved and seconded and unanimously approved: To accept \$1,200 bid from Angus but we need to get back to him to clarify Coolidge uses/needs.

**IV. Get the Word Out for Forum and Other Thoughts** - We agreed that we, as task force members, need to remain neutral about Coolidge's future as we talk to the public. We divided up jobs to notify social media sites and post flyers around town. Lynda Thayer and Vicki will provide coffee and juice at the meeting and Sally will bring food.

- Sign-up form with space for contact information needed to document who and how many came to meeting and for follow-up.
- We need **another meeting** to prepare for forum. We'll meet Feb. 24, 5:30 p.m., Town Hall.

**V. Maynard Food Pantry** – It is not able to move to the Elks Club as planned and has nowhere to go. Sally said she would meet with Mary Brannelly and discuss asking the School Committee if the pantry can stay and possibly pay rent and possible temporarily solve heating issues.

**VI. Adjournment** – At about 7:15 p.m. We'll meet next Tuesday at 5:30, finance meeting room, Town Hall.