

Coolidge School Working Group
Meeting Minutes
4 pm Wed., Oct 24, 2018
Finance Meeting Room, Town Hall, Maynard, MA

Committee Members Present:

Linde Ghere

Aaron Miklosko

Donna Dodson

Vicki Brown Stevens

Sarah Donnelly

Also Present:

Ellen Duggan

1. Minutes – The minutes of the Oct. 10, 2018, meeting were approved.

2. Welcome and Introductions

- Ellen Duggan introduced herself as an engaged veteran of the Coolidge Re-Use Task Force meetings of 2015 and vitally interested in the productive repurposing of Coolidge. She has a wealth of town history information. We encouraged her to attend our meetings to help us.

3. Updates

- **Survey** – Aaron said that if we decide to re-survey the Coolidge property there are funds to do so.
- **RFP Timeline** – Aaron said he thinks we should have Coolidge's Request for Proposal warrant article ready for the May 2019 Town Meeting. Since the Coolidge is now vacant, the building's insurance costs will soon significantly rise, and we wondered whether we should request a special town meeting to get an RFP and sale of Coolidge approved earlier than May. Setting a special town meeting is also expensive and it's best we not hurry our process, Aaron noted.
- **Habitat for Humanity** – Donna said North Central Mass. Habitat for Humanity is willing to meet with us. She will arrange a time.
- **Maynard Council on Aging** – Linde and Sarah talked with COA Director Amy Loveless. Amy said the COA will need more space. She has toured the Coolidge. Limited parking and lack of an elevator at Coolidge seems to eliminate it for COA use. And, the COA has no funds to refurbish. Amy expects COA to remain in place until a long term solution is found.
- **Vacant Coolidge** – Coolidge is empty and after 60 days of vacancy its insurance costs rise. It has to be 33 percent occupied to avoid this hike. Although we are concerned, we agreed it is not our responsibility to find a solution. Sarah said she would ask town attorney Andrew Scribner-MacLean whether the current warehousing of merchandise for Toys for

Tots and equipment for the Boys and Girls Club can be considered 33 percent occupancy.

- **Preservation Massachusetts** – Vicki said that a representative from Preservation Massachusetts spoke to the Coolidge Re-Use Task Force three years ago and their knowledge may help us. Preservation Massachusetts is a non-profit organization that “promotes the preservation of historic buildings and landscapes as a positive force for economic development and the retention of community character” (www.preservationmass.org). Vicki will arrange a time for a circuit rider (a representative) from Pres. Mass. to visit us.
- **Recreation Commission** – A couple of attempts to reach the commission yielded no return communication. Will try again.
- **Historic Registry** – Ellen said placing the Coolidge on the Historic Registry is doable and won't tie the hands of developers. The tax credit benefit from being on the registry will help developers.

4. Potential Ideas from John Massauro – John was unable to make the meeting so we'll revisit this later.

5. Big Picture – We made a list of “High Level Tasks” we think we should accomplish. The list Linde wrote out is attached as part of these minutes. We will think about these and consider what's next.

6. Next Meetings - 3 to 4:30 p.m. Wednesday, Nov. 7. The meeting after that will be 4 to 5:30 p.m., Nov. 14.

7. Adjournment - We adjourned at about 5:30 p.m.

Respectfully submitted,
Vicki Stevens

Coolidge School Working Group 10/24/18

High Level Tasks (the start of our Project Plan/Timeline)

- Deliver an RFP
- Re-survey the Coolidge plot.
 - Talking to Bill & Rick at Town Hall will help to inform us on the zoning requirements that will factor into our request to re-survey.
- Keep FinCom, BOS, Town Administrator in the loop as our project progresses
- Share draft RFP and new survey with FinCom & BOS to review prior to printing of warrant articles for May town meeting
- Gain approval of the warrant article at town meeting
- Schedule a public meeting to share information and listen to input
- Visit a few local properties that have successfully been converted into adaptive reuses
 - Note: Former school in Acton will be our first tour. Rick Lefferts could help identify a few others.
- Reach out to the Economic Development, Conservation, and Maynard Historical Commissions. Also, the Historical Society
- Investigate alternative funding options:
 - Tax credits for buildings placed on the National Historic Registry
 - Note: Rick Lefferts could advise regarding the timeline to apply for National Historic Registry status
 - Green building grants (solar, geo-thermal energy, etc.)
 - CPC funds
- Add public restroom or snack facility to Coolidge plot
 - Investigate how Sudbury accomplished this.

Note: Sudbury received a \$250K playground grant that paid for installation, but we could still ask how they maintain the snack shack and restroom.

